

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201(1) and (2)(R.S. Supp., 2007). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2007) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Revenue Property Assessment Division, hereinafter referred to as the Division, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Division regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Division prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Division. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2008 Commission Summary

29 Dundy

Residential Real Property - Current

Number of Sales	50	COD	11.72
Total Sales Price	\$1,962,500	PRD	103.89
Total Adj. Sales Price	\$1,962,500	COV	21.18
Total Assessed Value	\$1,761,202	STD	19.75
Avg. Adj. Sales Price	\$39,250	Avg. Abs. Dev.	11.02
Avg. Assessed Value	\$35,224	Min	56.10
Median	94.03	Max	198.03
Wgt. Mean	89.74	95% Median C.I.	91.39 to 97.53
Mean	93.24	95% Wgt. Mean C.I.	86.43 to 93.05
		95% Mean C.I.	87.76 to 98.71
% of Value of the Class of all Real Property Value in the County			7.97
% of Records Sold in the Study Period			5.39
% of Value Sold in the Study Period			7.2
Average Assessed Value of the Base			26,346

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	50	94.03	11.72	103.89
2007	51	97.75	8.74	103.41
2006	64	99.67	18.40	106.98
2005	52	97.48	18.40	104.88
2004	45	95.45	14.88	100.13
2003	73	88	33.1	109.7
2002	86	94	37.21	119.86
2001	91	96	48.81	131.59

2008 Commission Summary

29 Dundy

Commercial Real Property - Current

Number of Sales	11	COD	18.48
Total Sales Price	\$272,300	PRD	93.86
Total Adj. Sales Price	\$272,300	COV	34.04
Total Assessed Value	\$260,402	STD	30.56
Avg. Adj. Sales Price	\$24,755	Avg. Abs. Dev.	18.13
Avg. Assessed Value	\$23,673	Min	27.53
Median	98.09	Max	126.93
Wgt. Mean	95.63	95% Median C.I.	35.00 to 109.67
Mean	89.76	95% Wgt. Mean C.I.	78.76 to 112.50
		95% Mean C.I.	69.23 to 110.29
% of Value of the Class of all Real Property Value in the County			1.53
% of Records Sold in the Study Period			5.42
% of Value Sold in the Study Period			5.56
Average Assessed Value of the Base			23,067

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	11	98.09	18.48	93.86
2007	11	98.80	11.25	100.08
2006	19	99.05	21.77	104.90
2005	18	99.17	20.40	106.00
2004	17	99.62	25.35	115.67
2003	15	93	25.9	125.42
2002	19	96	68.88	133.95
2001	20	100	67.29	138.93

2008 Commission Summary

29 Dundy

Agricultural Land - Current

Number of Sales	60	COD	13.30
Total Sales Price	\$12,602,673	PRD	105.65
Total Adj. Sales Price	\$12,175,663	COV	16.87
Total Assessed Value	\$8,356,752	STD	12.23
Avg. Adj. Sales Price	\$202,928	Avg. Abs. Dev.	9.50
Avg. Assessed Value	\$139,279	Min	35.10
Median	71.39	Max	98.81
Wgt. Mean	68.63	95% Median C.I.	66.53 to 75.77
Mean	72.51	95% Wgt. Mean C.I.	64.90 to 72.37
		95% Mean C.I.	69.42 to 75.61
% of Value of the Class of all Real Property Value in the County			82.8
% of Records Sold in the Study Period			2.44
% of Value Sold in the Study Period			5.48
Average Assessed Value of the Base			103,384

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	60	71.39	13.30	105.65
2007	53	73.92	14.34	105.48
2006	49	74.52	15.06	105.82
2005	50	77.01	16.19	100.03
2004	51	75.64	16.39	100.30
2003	46	75	14.41	98.68
2002	45	74	19.51	100
2001	45	76	20.74	99.98

2008 Opinions of the Property Tax Administrator for Dundy County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Dundy County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Dundy County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Dundy County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Dundy County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Dundy County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Dundy County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	50	MEDIAN:	94	COV:	24.46	95% Median C.I.:	89.31 to 97.53
TOTAL Sales Price:	1,962,500	WGT. MEAN:	89	STD:	23.12	95% Wgt. Mean C.I.:	85.58 to 92.34
TOTAL Adj.Sales Price:	1,962,500	MEAN:	95	AVG.ABS.DEV:	13.58	95% Mean C.I.:	88.14 to 100.96
TOTAL Assessed Value:	1,745,879						
AVG. Adj. Sales Price:	39,250	COD:	14.45	MAX Sales Ratio:	199.17		
AVG. Assessed Value:	34,917	PRD:	106.29	MIN Sales Ratio:	55.56		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/05 TO 09/30/05	9	96.99	99.66	96.81	4.77	102.94	91.65	122.50	94.89 to 100.65	34,866	33,755
10/01/05 TO 12/31/05	7	96.61	94.68	91.74	3.27	103.21	83.37	98.40	83.37 to 98.40	22,928	21,034
01/01/06 TO 03/31/06	1	100.71	100.71	100.71			100.71	100.71	N/A	68,000	68,480
04/01/06 TO 06/30/06	8	91.52	93.16	88.67	16.68	105.07	58.69	141.77	58.69 to 141.77	33,812	29,980
07/01/06 TO 09/30/06	9	81.08	81.62	82.04	12.94	99.50	65.70	106.50	66.33 to 92.53	72,155	59,193
10/01/06 TO 12/31/06	5	99.21	99.59	95.96	23.60	103.78	55.56	158.15	N/A	24,700	23,702
01/01/07 TO 03/31/07	3	78.44	116.41	82.24	54.20	141.55	71.62	199.17	N/A	21,500	17,681
04/01/07 TO 06/30/07	8	92.06	92.53	90.37	7.71	102.40	75.69	107.93	75.69 to 107.93	39,037	35,277
Study Years											
07/01/05 TO 06/30/06	25	96.61	96.23	93.42	8.29	103.00	58.69	141.77	93.12 to 98.00	32,512	30,374
07/01/06 TO 06/30/07	25	87.72	92.88	85.81	19.87	108.24	55.56	199.17	78.95 to 98.70	45,988	39,460
Calendar Yrs											
01/01/06 TO 12/31/06	23	89.31	90.37	86.34	18.24	104.67	55.56	158.15	79.00 to 99.21	48,321	41,720
ALL											
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	35	94.89	94.98	88.89	13.71	106.85	65.70	199.17	87.72 to 97.75	39,320	34,952
HAIGLER	11	97.53	98.54	91.71	14.71	107.45	55.56	141.77	83.37 to 122.50	24,390	22,367
MAX	2	68.85	68.85	75.82	14.75	90.80	58.69	79.00	N/A	41,500	31,464
RURAL SITE	2	90.92	90.92	90.88	1.77	100.04	89.31	92.53	N/A	117,500	106,787
ALL											
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917
LOCATIONS: URBAN, SUBURBAN & RURAL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1	106.50	106.50	106.50			106.50	106.50	N/A	17,500	18,638
1	45	95.52	95.59	89.17	14.12	107.21	55.56	199.17	91.39 to 97.75	36,155	32,238
3	4	84.16	79.88	86.95	13.12	91.87	58.69	92.53	N/A	79,500	69,125
ALL											
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917
STATUS: IMPROVED, UNIMPROVED & IOLL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	49	93.12	93.98	88.95	14.24	105.66	55.56	199.17	89.31 to 97.32	40,034	35,610
2	1	122.50	122.50	122.50			122.50	122.50	N/A	800	980
ALL											
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

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TOTAL Assessed Value:	1,745,879						
AVG. Adj. Sales Price:	39,250	COD:	14.45	MAX Sales Ratio:	199.17		
AVG. Assessed Value:	34,917	PRD:	106.29	MIN Sales Ratio:	55.56		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	47	94.89	94.44	88.94	13.23	106.17	58.69	199.17	89.31 to 97.53	41,265	36,703
06											
07	3	91.93	96.42	90.52	31.26	106.52	55.56	141.77	N/A	7,666	6,940
ALL	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536	1	89.31	89.31	89.31			89.31	89.31	N/A	120,000	107,168
29-0117	49	94.89	94.66	88.94	14.49	106.43	55.56	199.17	91.39 to 97.53	37,602	33,443
NonValid School											
ALL	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	3	106.50	108.92	106.27	7.75	102.49	97.75	122.50	N/A	6,766	7,191
Prior TO 1860											
1860 TO 1899	1	100.12	100.12	100.12			100.12	100.12	N/A	27,500	27,532
1900 TO 1919	15	93.12	96.05	89.39	17.62	107.45	58.69	199.17	78.95 to 99.21	31,653	28,294
1920 TO 1939	7	92.18	100.56	93.11	14.12	108.00	82.50	158.15	82.50 to 158.15	35,700	33,238
1940 TO 1949	4	84.81	83.59	73.91	17.23	113.09	66.33	98.40	N/A	29,125	21,527
1950 TO 1959	8	95.61	92.49	91.61	6.90	100.97	75.69	102.96	75.69 to 102.96	41,625	38,131
1960 TO 1969	2	68.32	68.32	79.92	18.68	85.49	55.56	81.08	N/A	55,000	43,955
1970 TO 1979	8	95.03	98.11	91.87	12.69	106.79	79.00	141.77	79.00 to 141.77	66,937	61,498
1980 TO 1989	2	80.25	80.25	72.25	14.56	111.06	68.56	91.93	N/A	47,500	34,319
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	115.22	127.92	129.91	23.05	98.47	97.75	199.17	97.75 to 199.17	2,800	3,637	
5000 TO 9999	3	96.27	103.33	111.62	35.52	92.57	55.56	158.15	N/A	7,000	7,813	
Total \$ _____												
1 TO 9999	9	107.93	119.72	119.75	28.17	99.98	55.56	199.17	96.27 to 158.15	4,200	5,029	
10000 TO 29999	15	95.52	88.77	89.20	10.99	99.51	58.69	106.50	75.69 to 98.70	20,853	18,601	
30000 TO 59999	13	94.89	92.71	92.45	6.14	100.28	78.44	102.96	85.27 to 99.21	42,876	39,637	
60000 TO 99999	9	85.64	84.76	84.57	11.88	100.23	66.33	100.71	68.56 to 100.65	67,722	57,275	
100000 TO 149999	4	88.52	87.66	87.82	3.68	99.81	81.08	92.53	N/A	111,250	97,703	
ALL												
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	103.17	103.99	96.35	19.47	107.92	55.56	141.77	55.56 to 141.77	3,050	2,938	
5000 TO 9999	3	96.27	118.04	90.92	48.64	129.83	58.69	199.17	N/A	8,000	7,273	
Total \$ _____												
1 TO 9999	9	98.40	108.67	93.27	29.71	116.51	55.56	199.17	58.69 to 141.77	4,700	4,383	
10000 TO 29999	17	96.33	94.47	91.42	12.25	103.34	65.70	158.15	78.44 to 99.75	21,958	20,075	
30000 TO 59999	18	91.52	88.43	86.60	8.61	102.11	66.33	102.96	83.37 to 96.99	53,300	46,159	
60000 TO 99999	4	94.19	92.54	90.98	8.64	101.71	81.08	100.71	N/A	88,125	80,176	
100000 TO 149999	2	90.92	90.92	90.88	1.77	100.04	89.31	92.53	N/A	117,500	106,787	
ALL												
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	106.50	108.92	106.27	7.75	102.49	97.75	122.50	N/A	6,766	7,191	
10	9	96.33	99.41	79.60	24.06	124.90	68.56	199.17	71.62 to 107.93	27,055	21,535	
20	15	91.93	89.98	88.85	16.11	101.27	55.56	158.15	78.44 to 97.32	21,820	19,386	
30	21	92.53	93.72	90.05	9.42	104.08	66.33	141.77	86.41 to 99.21	57,066	51,386	
40	2	94.22	94.22	92.83	6.89	101.50	87.72	100.71	N/A	86,500	80,294	
ALL												
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	50	MEDIAN:	94	COV:	24.46	95% Median C.I.:	89.31 to 97.53
TOTAL Sales Price:	1,962,500	WGT. MEAN:	89	STD:	23.12	95% Wgt. Mean C.I.:	85.58 to 92.34
TOTAL Adj.Sales Price:	1,962,500	MEAN:	95	AVG.ABS.DEV:	13.58	95% Mean C.I.:	88.14 to 100.96
TOTAL Assessed Value:	1,745,879						
AVG. Adj. Sales Price:	39,250	COD:	14.45	MAX Sales Ratio:	199.17		
AVG. Assessed Value:	34,917	PRD:	106.29	MIN Sales Ratio:	55.56		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	106.50	108.92	106.27	7.75	102.49	97.75	122.50	N/A	6,766	7,191	
100	4	94.73	96.70	94.60	24.23	102.22	55.56	141.77	N/A	13,750	13,007	
101	36	93.71	93.19	88.92	12.01	104.81	58.69	199.17	87.72 to 97.32	45,494	40,452	
102	3	85.64	87.93	86.18	7.89	102.03	78.95	99.21	N/A	53,666	46,250	
104	4	85.78	98.85	87.39	31.22	113.12	65.70	158.15	N/A	22,100	19,313	
<u>ALL</u>												
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	106.50	108.92	106.27	7.75	102.49	97.75	122.50	N/A	6,766	7,191	
20	1	58.69	58.69	58.69			58.69	58.69	N/A	13,000	7,630	
30	46	92.83	94.40	88.98	13.99	106.08	55.56	199.17	87.72 to 97.32	41,939	37,319	
<u>ALL</u>												
	50	94.01	94.55	88.96	14.45	106.29	55.56	199.17	89.31 to 97.53	39,250	34,917	

**Dundy County 2008 Assessment Actions taken to address the
following property classes/subclasses:**

Residential

After an analyses of the preliminary residential statistics, the Dundy County Assessor reviewed sales by Assessor Location and quality. Dundy County has a total of five assessor locations for the residential property class. The assessor did not change valuations as an across the board adjustment in each assessor location, but the statistics did compel valuation adjustments by some residential quality classifications.

The Dundy County Assessor reported that residential structures in all five assessor locations were reviewed for condition, effective age and quality which are currently low, fair and average quality residential improvements. Valuations were adjusted accordingly by the assessor for 2008.

2008 Assessment Survey for Dundy County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	06/2003
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2007
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	2007
7.	Number of market areas/neighborhoods for this property class:
	5
8.	How are these defined?
	City- Town- Village- Rural Site
9.	Is "Assessor Location" a usable valuation identity?
	Yes
10.	Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)
	No

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	N/A
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
	3		

Note: Permits not received from city as of 01/10/08.

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	50	MEDIAN:	94	COV:	21.18	95% Median C.I.:	91.39 to 97.53
TOTAL Sales Price:	1,962,500	WGT. MEAN:	90	STD:	19.75	95% Wgt. Mean C.I.:	86.43 to 93.05
TOTAL Adj.Sales Price:	1,962,500	MEAN:	93	AVG.ABS.DEV:	11.02	95% Mean C.I.:	87.76 to 98.71
TOTAL Assessed Value:	1,761,202						
AVG. Adj. Sales Price:	39,250	COD:	11.72	MAX Sales Ratio:	198.03		
AVG. Assessed Value:	35,224	PRD:	103.89	MIN Sales Ratio:	56.10		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	9	97.53	100.92	97.57	5.57	103.44	92.77	122.50	94.89 to 106.58	34,866	34,017
10/01/05 TO 12/31/05	7	96.61	95.82	94.36	2.10	101.54	91.31	98.40	91.31 to 98.40	22,928	21,635
01/01/06 TO 03/31/06	1	100.71	100.71	100.71			100.71	100.71	N/A	68,000	68,480
04/01/06 TO 06/30/06	8	93.01	90.16	92.21	9.79	97.78	58.69	102.96	58.69 to 102.96	33,812	31,177
07/01/06 TO 09/30/06	9	81.08	80.05	82.35	11.01	97.22	65.70	93.68	66.33 to 92.52	72,155	59,417
10/01/06 TO 12/31/06	5	99.21	89.21	92.37	12.93	96.58	56.10	105.74	N/A	24,700	22,816
01/01/07 TO 03/31/07	3	78.44	116.03	82.18	53.72	141.19	71.62	198.03	N/A	21,500	17,668
04/01/07 TO 06/30/07	8	92.06	93.27	90.89	6.32	102.62	83.74	105.77	83.74 to 105.77	39,037	35,481
<u>Study Years</u>											
07/01/05 TO 06/30/06	25	96.99	96.04	95.41	6.02	100.66	58.69	122.50	94.37 to 98.40	32,512	31,020
07/01/06 TO 06/30/07	25	87.72	90.43	85.73	16.30	105.48	56.10	198.03	81.08 to 93.68	45,988	39,427
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	23	91.39	86.46	86.98	12.54	99.40	56.10	105.74	81.08 to 97.32	48,321	42,032
<u>ALL</u>											
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	35	92.77	93.48	88.62	12.19	105.47	65.70	198.03	87.72 to 97.75	39,320	34,847
HAIGLER	11	97.53	95.53	92.82	10.05	102.92	56.10	122.50	85.64 to 105.77	24,390	22,639
MAX	2	76.53	76.53	88.78	23.31	86.20	58.69	94.37	N/A	41,500	36,844
RURAL SITE	2	93.10	93.10	93.11	0.62	99.98	92.52	93.68	N/A	117,500	109,410
<u>ALL</u>											
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	46	95.21	93.97	89.31	11.69	105.22	56.10	198.03	91.31 to 98.00	35,750	31,928
3	4	93.10	84.82	91.98	9.89	92.21	58.69	94.37	N/A	79,500	73,127
<u>ALL</u>											
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	49	93.68	92.64	89.73	11.38	103.24	56.10	198.03	91.39 to 97.32	40,034	35,922
2	1	122.50	122.50	122.50			122.50	122.50	N/A	800	980
<u>ALL</u>											
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	50	MEDIAN:	94	COV:	21.18	95% Median C.I.:	91.39 to 97.53
TOTAL Sales Price:	1,962,500	WGT. MEAN:	90	STD:	19.75	95% Wgt. Mean C.I.:	86.43 to 93.05
TOTAL Adj.Sales Price:	1,962,500	MEAN:	93	AVG.ABS.DEV:	11.02	95% Mean C.I.:	87.76 to 98.71
TOTAL Assessed Value:	1,761,202						
AVG. Adj. Sales Price:	39,250	COD:	11.72	MAX Sales Ratio:	198.03		
AVG. Assessed Value:	35,224	PRD:	103.89	MIN Sales Ratio:	56.10		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	47	94.37	93.86	89.79	11.33	104.53	58.69	198.03	91.39 to 97.53	41,265	37,053
06											
07	3	91.93	83.49	85.51	16.80	97.64	56.10	102.43	N/A	7,666	6,555
ALL	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536	1	93.68	93.68	93.68			93.68	93.68	N/A	120,000	112,419
29-0117	49	94.37	93.23	89.49	11.91	104.18	56.10	198.03	91.39 to 97.53	37,602	33,648
NonValid School											
ALL	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	3	97.75	102.76	90.33	11.76	113.75	88.02	122.50	N/A	6,766	6,112
Prior TO 1860											
1860 TO 1899	1	100.12	100.12	100.12			100.12	100.12	N/A	27,500	27,532
1900 TO 1919	15	93.12	95.90	89.51	17.31	107.14	58.69	198.03	78.95 to 99.21	31,653	28,332
1920 TO 1939	7	92.18	93.07	91.32	6.00	101.91	82.50	105.74	82.50 to 105.74	35,700	32,602
1940 TO 1949	4	84.81	83.59	73.91	17.23	113.09	66.33	98.40	N/A	29,125	21,527
1950 TO 1959	8	96.10	94.78	92.62	7.15	102.33	83.74	106.58	83.74 to 106.58	41,625	38,553
1960 TO 1969	2	68.59	68.59	79.94	18.21	85.80	56.10	81.08	N/A	55,000	43,969
1970 TO 1979	8	95.95	96.65	95.43	3.84	101.28	91.31	102.43	91.31 to 102.43	66,937	63,877
1980 TO 1989	2	80.25	80.25	72.25	14.56	111.06	68.56	91.93	N/A	47,500	34,319
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	50	MEDIAN:	94	COV:	21.18	95% Median C.I.:	91.39 to 97.53
TOTAL Sales Price:	1,962,500	WGT. MEAN:	90	STD:	19.75	95% Wgt. Mean C.I.:	86.43 to 93.05
TOTAL Adj.Sales Price:	1,962,500	MEAN:	93	AVG.ABS.DEV:	11.02	95% Mean C.I.:	87.76 to 98.71
TOTAL Assessed Value:	1,761,202						
AVG. Adj. Sales Price:	39,250	COD:	11.72	MAX Sales Ratio:	198.03		
AVG. Assessed Value:	35,224	PRD:	103.89	MIN Sales Ratio:	56.10		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	104.10	120.81	122.26	20.45	98.82	97.75	198.03	97.75 to 198.03	2,800	3,423
5000 TO 9999	3	96.27	86.04	90.54	17.19	95.03	56.10	105.74	N/A	7,000	6,337
Total \$ _____											
1 TO 9999	9	102.43	109.22	104.64	19.91	104.38	56.10	198.03	96.27 to 122.50	4,200	4,394
10000 TO 29999	15	93.12	88.75	89.25	11.01	99.44	58.69	106.58	82.50 to 98.70	20,853	18,611
30000 TO 59999	13	94.89	93.32	93.20	5.49	100.13	78.44	102.96	86.41 to 99.21	42,876	39,961
60000 TO 99999	9	91.39	86.60	86.45	10.82	100.17	66.33	100.71	68.56 to 100.65	67,722	58,546
100000 TO 149999	4	90.12	88.75	89.00	4.83	99.72	81.08	93.68	N/A	111,250	99,015
ALL _____											
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	100.42	97.16	89.69	13.02	108.32	56.10	122.50	56.10 to 122.50	3,050	2,735
5000 TO 9999	4	101.01	114.68	94.67	36.83	121.13	58.69	198.03	N/A	8,125	7,692
Total \$ _____											
1 TO 9999	10	100.42	104.17	92.88	22.63	112.15	56.10	198.03	58.69 to 122.50	5,080	4,718
10000 TO 29999	16	94.32	90.48	89.91	9.11	100.64	65.70	106.58	82.50 to 98.70	22,800	20,498
30000 TO 59999	17	91.64	89.51	87.75	7.86	102.01	66.33	102.96	85.27 to 97.53	52,317	45,909
60000 TO 99999	5	94.37	92.91	91.54	6.90	101.49	81.08	100.71	N/A	84,500	77,352
100000 TO 149999	2	93.10	93.10	93.11	0.62	99.98	92.52	93.68	N/A	117,500	109,410
ALL _____											
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.75	102.76	90.33	11.76	113.75	88.02	122.50	N/A	6,766	6,112
10	9	98.00	102.79	85.36	21.60	120.42	68.56	198.03	71.62 to 106.58	27,055	23,094
20	15	91.93	86.52	87.49	12.27	98.89	56.10	105.74	78.44 to 97.32	21,820	19,090
30	21	93.68	92.49	90.79	6.68	101.87	66.33	102.96	91.31 to 99.21	57,066	51,812
40	2	94.22	94.22	92.83	6.89	101.50	87.72	100.71	N/A	86,500	80,294
ALL _____											
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53	39,250	35,224

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	50	MEDIAN:	94	COV:	21.18	95% Median C.I.:	91.39 to 97.53
TOTAL Sales Price:	1,962,500	WGT. MEAN:	90	STD:	19.75	95% Wgt. Mean C.I.:	86.43 to 93.05
TOTAL Adj.Sales Price:	1,962,500	MEAN:	93	AVG.ABS.DEV:	11.02	95% Mean C.I.:	87.76 to 98.71
TOTAL Assessed Value:	1,761,202						
AVG. Adj. Sales Price:	39,250	COD:	11.72	MAX Sales Ratio:	198.03		
AVG. Assessed Value:	35,224	PRD:	103.89	MIN Sales Ratio:	56.10		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	3	97.75	102.76	90.33	11.76	113.75	88.02	122.50	N/A		6,766	6,112
100	4	94.73	87.00	92.51	13.70	94.05	56.10	102.43	N/A		13,750	12,719
101	36	94.63	94.41	90.39	11.01	104.45	58.69	198.03	91.39 to 98.00		45,494	41,123
102	3	85.64	87.93	86.18	7.89	102.03	78.95	99.21	N/A		53,666	46,250
104	4	85.78	85.75	82.35	15.95	104.13	65.70	105.74	N/A		22,100	18,199
<u>ALL</u>												
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53		39,250	35,224

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	3	97.75	102.76	90.33	11.76	113.75	88.02	122.50	N/A		6,766	6,112
20	1	58.69	58.69	58.69			58.69	58.69	N/A		13,000	7,630
30	46	94.03	93.37	89.95	11.04	103.80	56.10	198.03	91.39 to 97.53		41,939	37,722
<u>ALL</u>												
	50	94.03	93.24	89.74	11.72	103.89	56.10	198.03	91.39 to 97.53		39,250	35,224

**2008 Correlation Section
for Dundy County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the information contained in the tables for residential property in Dundy County for 2008 indicates the median and mean measures of central tendency are within the acceptable range. The median will be used to represent the overall level of value for the residential property class. While the coefficient of dispersion is well within the range, the price related differential is slightly over the parameters. The County Assessor reported adjustments were made by some residential quality classifications to sold and unsold properties in a similar manner. The preliminary statistics did not suggest that an across the board adjustment within any of the five residential assessor locations would improve the level or quality of assessment. With no further information available, it is believed that Dundy County has attained the level of value as shown through the median and are in compliance for assessment uniformity.

**2008 Correlation Section
for Dundy County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	92	50	54.35
2007	89	51	57.3
2006	82	64	78.05
2005	75	52	69.33
2004	75	45	60
2003	100	73	73
2002	116	87	75
2001	106	91	85.85

RESIDENTIAL: Table II indicates a declining number of sales used for the development of statistical analysis. Although 2008 is very similar to the number of total and qualified sales used in 2007. The qualified sales have declined primarily due to substantially changed properties. This is proper sales review procedures used by the assessor and does not reflect excessive trimming of the sample.

**2008 Correlation Section
for Dundy County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Dundy County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	94.01	-1.11	92.96	94.03
2007	100.71	-2.9	97.79	97.75
2006	103.57	-2.67	100.8	99.67
2005	97.48	-0.67	96.83	97.48
2004	87.49	6.57	93.24	95.45
2003	84	-0.39	83.67	88
2002	90	0.9	90.81	94
2001	96	0	96	96

RESIDENTIAL: The R&O Ratio is nearly identical to the Preliminary Median for residential property. The assessor reported that sales were reviewed by assessor location and quality. The preliminary statistics were used as a basis for the analyses. Residential structures, in all five assessor locations were reviewed for condition, effective age, and quality. Valuations were adjusted accordingly to both sold and unsold properties by the Dundy County Assessor.

**2008 Correlation Section
for Dundy County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Dundy County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
-0.09	2008	-1.11
-1.67	2007	-2.9
-11.32	2006	-2.67
0	2005	-0.67
23.62	2004	6.57
2	2003	0
-1.88	2002	0.9
0	2001	0

RESIDENTIAL: The sales file and the assessed value base both indicate decreases which is based on the actions reported by the Dundy County Assessor that valuations were adjusted by some residential quality classifications. An approximate larger decrease is shown in the overall assessed base by 1.02 points. This would indicate no unfair treatment has been made to sold properties in this property class.

2008 Correlation Section for Dundy County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Dundy County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	94.03	89.74	93.24

RESIDENTIAL: The increased land values for primarily irrigated subclasses in some market areas caused a larger percent change in assessed value versus the percent change in the sales file. It is reflective of the fair treatment of sold and unsold properties in the agricultural unimproved property class.

**2008 Correlation Section
for Dundy County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	11.72	103.89
Difference	0	0.89

RESIDENTIAL: The coefficient of dispersion is well within the range for residential property in Dundy County. Although the price related differential is slightly over, the substrata of the sales by assessed value does not indicate the higher priced properties are under assessed. Only two sales are above the \$100,000 assessed value range showing the PRD is 99.98 for those sales. With no further indicators available, it is believed that Dundy County has attained uniform and proportionate assessments for residential property.

**2008 Correlation Section
for Dundy County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	50	50	0
Median	94.01	94.03	0.02
Wgt. Mean	88.96	89.74	0.78
Mean	94.55	93.24	-1.31
COD	14.45	11.72	-2.73
PRD	106.29	103.89	-2.4
Min Sales Ratio	55.56	56.10	0.54
Max Sales Ratio	199.17	198.03	-1.14

RESIDENTIAL: Minor statistical differences are reflective of the changes reported by the assessor in the residential property class. The adjustments made by the county improved the weighted mean and price related differential compared to the preliminary statistics. The actions did not result in the weighted mean or price related differential falling within the parameter designated for each measurement.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	11	MEDIAN:	98	COV:	34.04	95% Median C.I.:	35.00 to 109.67
TOTAL Sales Price:	272,300	WGT. MEAN:	96	STD:	30.56	95% Wgt. Mean C.I.:	78.76 to 112.50
TOTAL Adj.Sales Price:	272,300	MEAN:	90	AVG.ABS.DEV:	18.13	95% Mean C.I.:	69.23 to 110.29
TOTAL Assessed Value:	260,402						
AVG. Adj. Sales Price:	24,754	COD:	18.48	MAX Sales Ratio:	126.93		
AVG. Assessed Value:	23,672	PRD:	93.86	MIN Sales Ratio:	27.53		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	106.33	106.33	106.33			106.33	106.33	N/A	12,500	13,291
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	96.70	96.70	96.92	0.39	99.77	96.32	97.08	N/A	57,500	55,728
04/01/05 TO 06/30/05	2	93.91	93.91	96.79	5.21	97.02	89.01	98.80	N/A	19,500	18,874
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	109.67	109.67	109.67			109.67	109.67	N/A	45,000	49,350
10/01/06 TO 12/31/06	1	27.53	27.53	27.53			27.53	27.53	N/A	25,000	6,882
01/01/07 TO 03/31/07	2	114.77	114.77	124.55	10.60	92.14	102.60	126.93	N/A	12,750	15,880
04/01/07 TO 06/30/07	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	97.08	97.51	97.60	4.08	99.91	89.01	106.33	N/A	33,300	32,499
07/01/05 TO 06/30/06	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
07/01/06 TO 06/30/07	5	102.60	80.35	91.96	33.93	87.37	27.53	126.93	N/A	19,160	17,619
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	5	97.08	95.86	96.96	2.38	98.87	89.01	98.80	N/A	32,800	31,802
01/01/06 TO 12/31/06	2	68.60	68.60	80.33	59.87	85.40	27.53	109.67	N/A	35,000	28,116
<u>ALL</u>											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	10	98.44	95.24	95.70	13.85	99.52	27.53	126.93	89.01 to 109.67	27,200	26,029
HAIGLER	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
<u>ALL</u>											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672
<u>ALL</u>											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	11	MEDIAN:	98	COV:	34.04	95% Median C.I.:	35.00 to 109.67
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TOTAL Assessed Value:	260,402						
AVG. Adj. Sales Price:	24,754	COD:	18.48	MAX Sales Ratio:	126.93		
AVG. Assessed Value:	23,672	PRD:	93.86	MIN Sales Ratio:	27.53		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672
ALL	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672
04											
ALL	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536											
29-0117	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672
NonValid School											
ALL	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
1900 TO 1919	2	97.94	97.94	97.52	0.88	100.43	97.08	98.80	N/A	60,500	59,001
1920 TO 1939	2	103.00	103.00	104.90	6.48	98.18	96.32	109.67	N/A	35,000	36,715
1940 TO 1949	2	97.67	97.67	99.57	8.87	98.09	89.01	106.33	N/A	10,250	10,206
1950 TO 1959											
1960 TO 1969	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
1970 TO 1979	1	27.53	27.53	27.53			27.53	27.53	N/A	25,000	6,882
1980 TO 1989	1	102.60	102.60	102.60			102.60	102.60	N/A	2,500	2,565
1990 TO 1994	1	126.93	126.93	126.93			126.93	126.93	N/A	23,000	29,195
1995 TO 1999											
2000 TO Present											
ALL	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	11	MEDIAN:	98	COV:	34.04	95% Median C.I.:	35.00 to 109.67
TOTAL Sales Price:	272,300	WGT. MEAN:	96	STD:	30.56	95% Wgt. Mean C.I.:	78.76 to 112.50
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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	68.80	68.80	95.36	49.13	72.15	35.00	102.60	N/A	1,400	1,335	
5000 TO 9999	1	89.01	89.01	89.01			89.01	89.01	N/A	8,000	7,121	
Total \$ _____												
1 TO 9999	3	89.01	75.54	90.66	25.32	83.32	35.00	102.60	N/A	3,600	3,263	
10000 TO 29999	5	98.09	91.04	87.18	22.31	104.43	27.53	126.93	N/A	19,100	16,651	
30000 TO 59999	2	104.24	104.24	105.23	5.21	99.05	98.80	109.67	N/A	38,000	39,988	
60000 TO 99999	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376	
ALL _____												
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	68.80	68.80	95.36	49.13	72.15	35.00	102.60	N/A	1,400	1,335	
5000 TO 9999	3	89.01	71.54	55.38	26.42	129.19	27.53	98.09	N/A	14,333	7,937	
Total \$ _____												
1 TO 9999	5	89.01	70.45	57.82	31.04	121.83	27.53	102.60	N/A	9,160	5,296	
10000 TO 29999	3	106.33	109.86	110.03	9.60	99.85	96.32	126.93	N/A	20,166	22,189	
30000 TO 59999	2	104.24	104.24	105.23	5.21	99.05	98.80	109.67	N/A	38,000	39,988	
60000 TO 99999	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376	
ALL _____												
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10	7	97.08	89.31	97.56	12.86	91.54	35.00	106.33	35.00 to 106.33	24,185	23,595	
20	2	68.60	68.60	80.33	59.87	85.40	27.53	109.67	N/A	35,000	28,116	
30	2	112.51	112.51	118.19	12.82	95.19	98.09	126.93	N/A	16,500	19,502	
ALL _____												
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	11	MEDIAN:	98	COV:	34.04	95% Median C.I.:	35.00 to 109.67
TOTAL Sales Price:	272,300	WGT. MEAN:	96	STD:	30.56	95% Wgt. Mean C.I.:	78.76 to 112.50
TOTAL Adj.Sales Price:	272,300	MEAN:	90	AVG.ABS.DEV:	18.13	95% Mean C.I.:	69.23 to 110.29
TOTAL Assessed Value:	260,402						
AVG. Adj. Sales Price:	24,754	COD:	18.48	MAX Sales Ratio:	126.93		
AVG. Assessed Value:	23,672	PRD:	93.86	MIN Sales Ratio:	27.53		

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RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
311	1	89.01	89.01	89.01			89.01	89.01	N/A	8,000	7,121
340	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376
349	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
353	2	97.56	97.56	97.69	1.27	99.86	96.32	98.80	N/A	28,000	27,354
406	1	106.33	106.33	106.33			106.33	106.33	N/A	12,500	13,291
442	1	109.67	109.67	109.67			109.67	109.67	N/A	45,000	49,350
471	3	102.60	85.69	76.52	32.29	111.98	27.53	126.93	N/A	16,833	12,880
489	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
<u>ALL</u>	<u>11</u>	<u>98.09</u>	<u>89.76</u>	<u>95.63</u>	<u>18.48</u>	<u>93.86</u>	<u>27.53</u>	<u>126.93</u>	<u>35.00 to 109.67</u>	<u>24,754</u>	<u>23,672</u>

Dundy County 2008 Assessment Actions taken to address the following property classes/subclasses:

Commercial

The Dundy County Assessor reported the lack of commercial sales within any type or sub-class was considered for no assessment actions, other than annual changes to existing structures for this property class. A total of eleven qualified commercial sales vary between several different occupancy codes for the current study period. These include four metal storage buildings, one grocery store, two retail stores, one tavern, two vacant buildings and one historic building that was a former jail.

2008 Assessment Survey for Dundy County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	06/2003
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2004- To be reviewed for 2007- Not yet accomplished.
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	Prior to 1977- if ever.
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	2004
8.	Number of market areas/neighborhoods for this property class?
	3
9.	How are these defined?
	City- Village- Rural
10.	Is "Assessor Location" a usable valuation identity?
	Yes
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	No

12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	N/A

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
	1		

Note: Do not have 2007 permits from the city as of 01/10/08.

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	11	MEDIAN:	98	COV:	34.04	95% Median C.I.:	35.00 to 109.67
TOTAL Sales Price:	272,300	WGT. MEAN:	96	STD:	30.56	95% Wgt. Mean C.I.:	78.76 to 112.50
TOTAL Adj.Sales Price:	272,300	MEAN:	90	AVG.ABS.DEV:	18.13	95% Mean C.I.:	69.23 to 110.29
TOTAL Assessed Value:	260,402						
AVG. Adj. Sales Price:	24,754	COD:	18.48	MAX Sales Ratio:	126.93		
AVG. Assessed Value:	23,672	PRD:	93.86	MIN Sales Ratio:	27.53		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	106.33	106.33	106.33			106.33	106.33	N/A	12,500	13,291
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	96.70	96.70	96.92	0.39	99.77	96.32	97.08	N/A	57,500	55,728
04/01/05 TO 06/30/05	2	93.91	93.91	96.79	5.21	97.02	89.01	98.80	N/A	19,500	18,874
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	109.67	109.67	109.67			109.67	109.67	N/A	45,000	49,350
10/01/06 TO 12/31/06	1	27.53	27.53	27.53			27.53	27.53	N/A	25,000	6,882
01/01/07 TO 03/31/07	2	114.77	114.77	124.55	10.60	92.14	102.60	126.93	N/A	12,750	15,880
04/01/07 TO 06/30/07	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	97.08	97.51	97.60	4.08	99.91	89.01	106.33	N/A	33,300	32,499
07/01/05 TO 06/30/06	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
07/01/06 TO 06/30/07	5	102.60	80.35	91.96	33.93	87.37	27.53	126.93	N/A	19,160	17,619
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	5	97.08	95.86	96.96	2.38	98.87	89.01	98.80	N/A	32,800	31,802
01/01/06 TO 12/31/06	2	68.60	68.60	80.33	59.87	85.40	27.53	109.67	N/A	35,000	28,116
<u>ALL</u>											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	10	98.44	95.24	95.70	13.85	99.52	27.53	126.93	89.01 to 109.67	27,200	26,029
HAIGLER	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
<u>ALL</u>											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672
<u>ALL</u>											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	11	MEDIAN:	98	COV:	34.04	95% Median C.I.:	35.00 to 109.67
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TOTAL Adj.Sales Price:	272,300	MEAN:	90	AVG.ABS.DEV:	18.13	95% Mean C.I.:	69.23 to 110.29
TOTAL Assessed Value:	260,402						
AVG. Adj. Sales Price:	24,754	COD:	18.48	MAX Sales Ratio:	126.93		
AVG. Assessed Value:	23,672	PRD:	93.86	MIN Sales Ratio:	27.53		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672
____ALL____											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672
04											
____ALL____											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536											
29-0117	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672
NonValid School											
____ALL____											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
1900 TO 1919	2	97.94	97.94	97.52	0.88	100.43	97.08	98.80	N/A	60,500	59,001
1920 TO 1939	2	103.00	103.00	104.90	6.48	98.18	96.32	109.67	N/A	35,000	36,715
1940 TO 1949	2	97.67	97.67	99.57	8.87	98.09	89.01	106.33	N/A	10,250	10,206
1950 TO 1959											
1960 TO 1969	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
1970 TO 1979	1	27.53	27.53	27.53			27.53	27.53	N/A	25,000	6,882
1980 TO 1989	1	102.60	102.60	102.60			102.60	102.60	N/A	2,500	2,565
1990 TO 1994	1	126.93	126.93	126.93			126.93	126.93	N/A	23,000	29,195
1995 TO 1999											
2000 TO Present											
____ALL____											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

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TOTAL Sales Price:	272,300	WGT. MEAN:	96	STD:	30.56	95% Wgt. Mean C.I.:	78.76 to 112.50
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	68.80	68.80	95.36	49.13	72.15	35.00	102.60	N/A	1,400	1,335
5000 TO 9999	1	89.01	89.01	89.01			89.01	89.01	N/A	8,000	7,121
Total \$ _____											
1 TO 9999	3	89.01	75.54	90.66	25.32	83.32	35.00	102.60	N/A	3,600	3,263
10000 TO 29999	5	98.09	91.04	87.18	22.31	104.43	27.53	126.93	N/A	19,100	16,651
30000 TO 59999	2	104.24	104.24	105.23	5.21	99.05	98.80	109.67	N/A	38,000	39,988
60000 TO 99999	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376
ALL _____											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	68.80	68.80	95.36	49.13	72.15	35.00	102.60	N/A	1,400	1,335
5000 TO 9999	3	89.01	71.54	55.38	26.42	129.19	27.53	98.09	N/A	14,333	7,937
Total \$ _____											
1 TO 9999	5	89.01	70.45	57.82	31.04	121.83	27.53	102.60	N/A	9,160	5,296
10000 TO 29999	3	106.33	109.86	110.03	9.60	99.85	96.32	126.93	N/A	20,166	22,189
30000 TO 59999	2	104.24	104.24	105.23	5.21	99.05	98.80	109.67	N/A	38,000	39,988
60000 TO 99999	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376
ALL _____											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	7	97.08	89.31	97.56	12.86	91.54	35.00	106.33	35.00 to 106.33	24,185	23,595
20	2	68.60	68.60	80.33	59.87	85.40	27.53	109.67	N/A	35,000	28,116
30	2	112.51	112.51	118.19	12.82	95.19	98.09	126.93	N/A	16,500	19,502
ALL _____											
	11	98.09	89.76	95.63	18.48	93.86	27.53	126.93	35.00 to 109.67	24,754	23,672

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

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TOTAL Assessed Value:	260,402						
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AVG. Assessed Value:	23,672	PRD:	93.86	MIN Sales Ratio:	27.53		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
311	1	89.01	89.01	89.01			89.01	89.01	N/A	8,000	7,121
340	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376
349	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
353	2	97.56	97.56	97.69	1.27	99.86	96.32	98.80	N/A	28,000	27,354
406	1	106.33	106.33	106.33			106.33	106.33	N/A	12,500	13,291
442	1	109.67	109.67	109.67			109.67	109.67	N/A	45,000	49,350
471	3	102.60	85.69	76.52	32.29	111.98	27.53	126.93	N/A	16,833	12,880
489	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
<u>ALL</u>	<u>11</u>	<u>98.09</u>	<u>89.76</u>	<u>95.63</u>	<u>18.48</u>	<u>93.86</u>	<u>27.53</u>	<u>126.93</u>	<u>35.00 to 109.67</u>	<u>24,754</u>	<u>23,672</u>

**2008 Correlation Section
for Dundy County**

Commerical Real Property

I. Correlation

COMMERCIAL: Eleven qualified commercial sales in Dundy County include a variety of types of property; four metal storage buildings, one grocery store, two retail stores, one tavern, one vacant building, one vacant salon, and one historic jail. Due to the lack of sales within any type or sub-class, and reasonable preliminary statistics no actions other than changes to existing structures were taken by the assessor for this property class. Therefore, there is no further information available not to indicate that the median best describes the level of value at 98. This would be supported by the median for Benkelman, where 10 out of the 11 sales are located. There are no suggested recommendations that would improve the quality of statistics for Dundy County in 2008.

**2008 Correlation Section
for Dundy County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	26	11	42.31
2007	26	11	42.31
2006	30	19	63.33
2005	27	18	66.67
2004	25	17	68
2003	20	15	75
2002	25	20	80
2001	29	20	68.97

COMMERCIAL: The total and the qualified number of commercial sales are identical to the 2007 figures. With the exception of substantially changed properties, the percent used has been historically similar. The county assessor is responsible for the qualification of the sales included in the property class. Dundy County has a small commercial property base, which has typically a very limited number of commercial sales.

**2008 Correlation Section
for Dundy County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Dundy County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	98.09	0.06	98.15	98.09
2007	88.27	-2.58	85.99	98.80
2006	99.05	0.14	99.19	99.05
2005	99.29	0.05	99.33	99.17
2004	92.54	2.15	94.53	99.62
2003	92	1.67	93.54	93
2002	95	1.72	96.63	96
2001	100	0.1	100.1	100

COMMERCIAL: Very minor differences shown on Table III support the assessor's actions reported to the Department. The assessor considered the lack of sales within any type or subclass of the commercial class of property and no actions other than changes to existing structures were taken for this property class.

**2008 Correlation Section
for Dundy County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Dundy County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
0	2008	0.06
0	2007	-2.58
0	2006	0.14
0	2005	0.05
32.58	2004	2.15
0	2003	2
0	2002	1.72
0	2001	0.1

COMMERCIAL: Only fractional change is shown in the commercial assessed value base with no changes occurring in the sales file. This is very supportive of the county's assessment actions that no change other than annual work was implemented for 2008.

2008 Correlation Section for Dundy County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Dundy County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	98.09	95.63	89.76

COMMERCIAL: Based on the eleven sales within the sample size in the commercial class of property, there is no information that indicates that the median is not the best representation of the level of value.

**2008 Correlation Section
for Dundy County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	18.48	93.86
Difference	0	-4.14

COMMERCIAL: The price related differential is represented by a very small sample size of commercial property, 11 qualified sales. Those eleven sales range from various occupancy codes in a small overall commercial property base. With the coefficient of dispersion reflecting acceptable parameters, it is an indication the county has attained uniform and proportionate assessments.

**2008 Correlation Section
for Dundy County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	11	11	0
Median	98.09	98.09	0
Wgt. Mean	95.63	95.63	0
Mean	89.76	89.76	0
COD	18.48	18.48	0
PRD	93.86	93.86	0
Min Sales Ratio	27.53	27.53	0
Max Sales Ratio	126.93	126.93	0

COMMERCIAL: No changes are shown on Table VII for commercial property. This is supportive of the actions the assessor reported to the Department, and no changes were made for this property class.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	60	MEDIAN:	66	COV:	18.79	95% Median C.I.:	62.71 to 72.59	(! : Derived)
(AgLand) TOTAL Sales Price:	12,602,673	WGT. MEAN:	63	STD:	12.81	95% Wgt. Mean C.I.:	58.42 to 67.56	
(AgLand) TOTAL Adj.Sales Price:	12,175,663	MEAN:	68	AVG.ABS.DEV:	9.89	95% Mean C.I.:	64.95 to 71.43	
(AgLand) TOTAL Assessed Value:	7,669,319							
AVG. Adj. Sales Price:	202,927	COD:	14.96	MAX Sales Ratio:	96.84			
AVG. Assessed Value:	127,821	PRD:	108.25	MIN Sales Ratio:	32.03			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	75.73	75.73	75.73			75.73	75.73	N/A	100,000	75,734
10/01/04 TO 12/31/04	2	73.32	73.32	75.56	11.60	97.03	64.81	81.82	N/A	130,580	98,660
01/01/05 TO 03/31/05	9	74.52	75.20	74.55	6.37	100.88	65.67	87.97	69.83 to 83.59	80,384	59,926
04/01/05 TO 06/30/05	8	67.86	68.19	57.12	22.98	119.37	42.36	96.84	42.36 to 96.84	273,706	156,342
07/01/05 TO 09/30/05	1	84.12	84.12	84.12			84.12	84.12	N/A	72,000	60,565
10/01/05 TO 12/31/05	1	87.39	87.39	87.39			87.39	87.39	N/A	40,000	34,955
01/01/06 TO 03/31/06	6	58.97	62.59	57.22	10.62	109.39	53.25	85.18	53.25 to 85.18	264,760	151,498
04/01/06 TO 06/30/06	10	67.90	70.85	71.73	11.40	98.78	62.27	89.99	62.71 to 79.06	151,053	108,344
07/01/06 TO 09/30/06	4	71.60	70.58	70.50	2.84	100.12	66.49	72.63	N/A	79,399	55,974
10/01/06 TO 12/31/06	2	63.12	63.12	63.33	0.99	99.66	62.49	63.74	N/A	149,000	94,362
01/01/07 TO 03/31/07	12	60.32	63.46	61.85	10.50	102.59	48.19	93.40	58.54 to 65.75	309,416	191,378
04/01/07 TO 06/30/07	4	57.15	55.25	59.42	25.47	92.99	32.03	74.68	N/A	340,426	202,265
<u>Study Years</u>											
07/01/04 TO 06/30/05	20	73.68	72.23	63.01	13.37	114.64	42.36	96.84	66.87 to 76.98	163,713	103,156
07/01/05 TO 06/30/06	18	63.93	69.75	65.02	14.97	107.28	53.25	89.99	61.72 to 79.06	178,394	115,997
07/01/06 TO 06/30/07	22	63.13	63.23	61.83	12.37	102.26	32.03	93.40	58.76 to 70.61	258,649	159,919
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	74.52	73.36	62.33	14.21	117.69	42.36	96.84	66.87 to 84.12	159,216	99,242
01/01/06 TO 12/31/06	22	64.01	67.85	64.74	11.14	104.79	53.25	89.99	62.27 to 72.63	168,849	109,320
<u>ALL</u>											
	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	60	MEDIAN:	66	COV:	18.79	95% Median C.I.:	62.71 to 72.59	(! : Derived)
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AVG. Assessed Value:	127,821	PRD:	108.25	MIN Sales Ratio:	32.03			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4069	2	53.73	53.73	56.47	8.12	95.13	49.36	58.09	N/A	341,820	193,042	
4071	3	65.75	70.80	58.77	20.35	120.47	53.25	93.40	N/A	455,904	267,930	
4073	2	69.00	69.00	65.39	9.75	105.53	62.27	75.73	N/A	216,062	141,275	
4075	1	59.66	59.66	59.66			59.66	59.66	N/A	405,000	241,627	
4077	1	62.51	62.51	62.51			62.51	62.51	N/A	422,075	263,845	
4079	7	71.52	73.61	79.39	15.24	92.71	58.28	96.84	58.28 to 96.84	100,234	79,578	
4081	17	66.49	67.87	65.44	8.88	103.72	57.47	85.18	61.72 to 72.84	112,954	73,913	
4295	5	77.32	76.24	70.59	14.43	108.01	60.46	92.45	N/A	175,318	123,758	
4297	1	76.16	76.16	76.16			76.16	76.16	N/A	171,200	130,380	
4303	1	89.99	89.99	89.99			89.99	89.99	N/A	135,000	121,480	
4307	3	64.93	68.31	66.49	5.21	102.74	64.93	75.07	N/A	713,780	474,600	
4313	1	81.82	81.82	81.82			81.82	81.82	N/A	165,000	135,000	
4315	3	60.18	60.01	57.64	13.01	104.13	48.19	71.67	N/A	114,675	66,093	
4317	3	43.31	49.98	43.74	16.86	114.28	42.36	64.27	N/A	452,630	197,962	
4321	3	70.61	59.11	51.57	20.13	114.60	32.03	74.68	N/A	129,666	66,875	
4545	2	85.78	85.78	85.78	2.55	100.00	83.59	87.97	N/A	41,600	35,684	
4551	4	67.86	67.64	66.54	7.78	101.64	57.84	76.98	N/A	139,500	92,825	
4553	1	58.76	58.76	58.76			58.76	58.76	N/A	22,001	12,928	
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	14	64.93	68.34	63.60	15.03	107.45	49.36	93.40	58.09 to 81.82	410,849	261,298	
2	30	70.65	70.88	69.84	11.86	101.49	57.47	96.84	63.59 to 74.52	122,321	85,425	
3	5	66.87	65.86	66.25	8.74	99.42	57.84	76.98	N/A	116,000	76,845	
4	8	62.22	62.69	48.37	22.79	129.60	42.36	87.97	42.36 to 87.97	223,139	107,942	
5	3	70.61	59.11	51.57	20.13	114.60	32.03	74.68	N/A	129,666	66,875	
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821	
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	127,821	PRD:	108.25	MIN Sales Ratio:	32.03			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	68.16	68.63	66.25	9.92	103.58	57.47	85.18	62.71 to 72.84	117,235	77,674
DRY-N/A	2	77.09	77.09	77.08	19.93	100.00	61.72	92.45	N/A	100,000	77,082
GRASS	13	74.68	72.64	63.49	13.32	114.42	49.36	93.40	60.18 to 83.59	160,332	101,788
GRASS-N/A	8	67.10	68.49	67.45	21.69	101.53	32.03	96.84	32.03 to 96.84	174,790	117,903
IRRGTD	1	64.27	64.27	64.27			64.27	64.27	N/A	76,240	49,000
IRRGTD-N/A	12	61.08	61.13	59.53	15.39	102.69	42.36	89.99	48.19 to 65.75	466,927	277,958
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	26	68.16	69.28	66.97	10.89	103.44	57.47	92.45	62.71 to 72.84	115,909	77,628
GRASS	18	73.18	73.37	66.80	14.89	109.84	49.36	96.84	63.59 to 83.59	149,639	99,953
GRASS-N/A	3	62.27	57.21	59.22	24.24	96.60	32.03	77.32	N/A	263,041	155,773
IRRGTD	9	59.66	60.38	55.66	18.60	108.49	42.36	89.99	43.31 to 75.07	366,928	204,220
IRRGTD-N/A	4	64.93	63.59	65.06	2.69	97.74	58.76	65.75	N/A	594,251	386,629
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	26	68.16	69.28	66.97	10.89	103.44	57.47	92.45	62.71 to 72.84	115,909	77,628
GRASS	21	71.67	71.06	65.08	16.67	109.19	32.03	96.84	62.27 to 81.82	165,840	107,927
IRRGTD	13	62.51	61.37	59.59	14.10	102.98	42.36	89.99	48.19 to 65.75	436,874	260,346
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	5	59.66	64.60	59.44	16.25	108.68	49.36	93.40	N/A	305,934	181,852
15-0536	23	71.52	70.86	70.20	11.93	100.93	57.47	96.84	62.71 to 74.79	120,239	84,413
29-0117	32	66.31	66.83	61.15	15.50	109.29	32.03	92.45	62.27 to 74.68	246,265	150,579
NonValid School											
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	127,821	PRD:	108.25	MIN Sales Ratio:	32.03			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	58.76	58.76	58.76			58.76	58.76	N/A	22,001	12,928
50.01 TO 100.00	7	64.27	66.95	61.77	12.70	108.38	48.19	93.40	48.19 to 93.40	51,917	32,069
100.01 TO 180.00	22	72.61	72.37	69.13	12.03	104.68	43.31	89.99	64.81 to 83.59	89,359	61,775
180.01 TO 330.00	13	63.74	65.38	63.46	16.17	103.03	32.03	92.45	58.99 to 76.16	193,889	123,045
330.01 TO 650.00	10	61.37	65.54	63.21	10.62	103.68	57.84	81.82	58.09 to 75.73	287,859	181,959
650.01 +	7	64.93	66.64	59.97	17.71	111.13	42.36	96.84	42.36 to 96.84	632,166	379,094
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	71.67	74.61	73.64	16.11	101.32	58.76	93.40	N/A	21,652	15,944
30000 TO 59999	7	83.59	76.46	75.90	11.87	100.73	62.71	87.97	62.71 to 87.97	47,057	35,718
60000 TO 99999	18	71.49	70.34	69.99	7.15	100.49	48.19	84.12	66.49 to 74.52	84,651	59,247
100000 TO 149999	10	62.66	68.11	67.84	17.84	100.40	49.36	92.45	57.47 to 89.99	116,500	79,035
150000 TO 249999	8	61.96	60.39	59.55	18.98	101.40	32.03	81.82	32.03 to 81.82	203,502	121,194
250000 TO 499999	8	62.39	69.08	67.44	14.19	102.44	58.54	96.84	58.54 to 96.84	334,870	225,828
500000 +	6	61.51	58.22	57.22	11.36	101.74	42.36	65.75	42.36 to 65.75	797,599	456,410
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	71.67	74.61	73.64	16.11	101.32	58.76	93.40	N/A	21,652	15,944
30000 TO 59999	15	69.83	71.39	69.61	11.77	102.56	48.19	87.97	64.27 to 83.59	65,078	45,302
60000 TO 99999	21	71.46	66.52	62.95	14.90	105.66	32.03	92.45	58.28 to 74.68	110,733	69,710
100000 TO 149999	6	69.95	71.81	69.93	15.50	102.70	58.99	89.99	58.99 to 89.99	184,493	129,008
150000 TO 249999	8	64.57	69.63	68.22	14.55	102.07	58.54	96.84	58.54 to 96.84	311,811	212,708
250000 TO 499999	5	58.09	56.39	53.77	11.24	104.88	42.36	65.75	N/A	679,172	365,175
500000 +	2	64.93	64.93	64.93	0.00	100.00	64.93	64.93	N/A	905,905	588,216
ALL	60	66.12	68.19	62.99	14.96	108.25	32.03	96.84	62.71 to 72.59	202,927	127,821

Dundy County 2008 Assessment Actions taken to address the following property classes/subclasses:

Agricultural

Agricultural land values in all five market areas were analyzed from sales data. Several land classification groups in all five areas were revalued, experiencing primarily increases. Due to the new occupation tax on irrigated acres in the Republican River Basin, the Natural Resource District and owner/operator provided information was intensely reviewed for proper land use and number of irrigated acres per ownership records. Approximately 100 parcels were adjusted for land use and/or irrigated acre changes. The differences shown between the 2007 and 2008 abstract will reflect the acre adjustments in the irrigated sub-classifications. Both increases and decreases were made, depending on existing assessment records compared to certified acres from the Natural Resource District and owner information. Overall, the numbers of irrigated acres have increased this year.

At this time, CRP acres are valued as grass land; EQIP acres are valued as dry cropland. Acres enrolled in the CREP program are classified and valued as irrigated land.

New structures, removed buildings, and changes were reviewed and valued accordingly by the County Assessor through annual maintenance work.

2008 Assessment Survey for Dundy County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	By Statute: 77-1359 and 77-1363
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	1986
6.	What is the date of the soil survey currently used?
	1957 with a 1995 Conversion
7.	What date was the last countywide land use study completed?
	On-going, every single year.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Owner/Operator Reports, FSA Photos, NRD Certifications, Observation
b.	By whom?
	Assessor
c.	What proportion is complete / implemented at this time?
	Never ending...parcel reviews as time allows or information suggests.
8.	Number of market areas/neighborhoods in the agricultural property class:
	5

9.	How are market areas/neighborhoods defined in this property class?
	Drawn on township lines, based upon sale comparisons and geographic features such as river, well water (stock or irrigation) availability, canal irrigation districts, and typical productivity by common soils and desirability.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
5	8	3	16

Note: All permits and information statements may not be filed as of 01/10/08, the date of this response. Owner information is frequently received between January 1 and May 1.

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	60	MEDIAN:	71	COV:	16.87	95% Median C.I.:	66.53 to 75.77	(! : Derived)
(AgLand) TOTAL Sales Price:	12,602,673	WGT. MEAN:	69	STD:	12.23	95% Wgt. Mean C.I.:	64.90 to 72.37	
(AgLand) TOTAL Adj.Sales Price:	12,175,663	MEAN:	73	AVG.ABS.DEV:	9.50	95% Mean C.I.:	69.42 to 75.61	
(AgLand) TOTAL Assessed Value:	8,356,752							
AVG. Adj. Sales Price:	202,927	COD:	13.30	MAX Sales Ratio:	98.81			
AVG. Assessed Value:	139,279	PRD:	105.65	MIN Sales Ratio:	35.10			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	75.43	75.43	75.43			75.43	75.43	N/A	100,000	75,434
10/01/04 TO 12/31/04	2	75.03	75.03	76.68	8.35	97.85	68.76	81.29	N/A	130,580	100,122
01/01/05 TO 03/31/05	9	77.73	78.97	78.57	5.67	100.50	69.68	89.08	74.09 to 87.39	80,384	63,160
04/01/05 TO 06/30/05	8	67.44	73.09	66.87	17.11	109.30	57.99	98.55	57.99 to 98.55	273,706	183,019
07/01/05 TO 09/30/05	1	87.85	87.85	87.85			87.85	87.85	N/A	72,000	63,255
10/01/05 TO 12/31/05	1	88.51	88.51	88.51			88.51	88.51	N/A	40,000	35,405
01/01/06 TO 03/31/06	6	63.53	66.00	59.55	11.75	110.83	52.99	89.02	52.99 to 89.02	264,760	157,671
04/01/06 TO 06/30/06	10	77.11	77.58	77.66	12.45	99.89	64.99	98.81	66.09 to 91.01	151,053	117,315
07/01/06 TO 09/30/06	4	73.59	73.33	73.44	4.74	99.85	69.07	77.06	N/A	79,399	58,311
10/01/06 TO 12/31/06	2	66.94	66.94	67.17	0.96	99.67	66.30	67.59	N/A	149,000	100,077
01/01/07 TO 03/31/07	12	65.48	68.57	67.76	9.14	101.19	59.47	93.40	62.44 to 73.30	309,416	209,672
04/01/07 TO 06/30/07	4	60.77	57.87	64.71	25.73	89.43	35.10	74.84	N/A	340,426	220,292
<u>Study Years</u>											
07/01/04 TO 06/30/05	20	75.62	76.04	70.50	11.13	107.87	57.99	98.55	68.76 to 80.80	163,713	115,413
07/01/05 TO 06/30/06	18	71.15	74.90	69.07	16.08	108.44	52.99	98.81	65.41 to 87.85	178,394	123,213
07/01/06 TO 06/30/07	22	67.44	67.34	67.32	10.92	100.04	35.10	93.40	62.88 to 73.30	258,649	174,119
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	77.07	77.46	70.45	12.22	109.95	57.99	98.55	67.61 to 87.85	159,216	112,171
01/01/06 TO 12/31/06	22	68.33	72.68	68.72	12.57	105.77	52.99	98.81	65.98 to 78.45	168,849	116,026
<u>ALL</u>											
	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4069	2	57.06	57.06	61.91	13.49	92.17	49.36	64.76	N/A	341,820	211,604	
4071	3	73.30	73.23	61.62	18.38	118.85	52.99	93.40	N/A	455,904	280,916	
4073	2	70.76	70.76	68.25	6.60	103.68	66.09	75.43	N/A	216,062	147,462	
4075	1	65.98	65.98	65.98			65.98	65.98	N/A	405,000	267,222	
4077	1	67.28	67.28	67.28			67.28	67.28	N/A	422,075	283,955	
4079	7	75.77	77.24	82.54	14.24	93.58	61.64	98.55	61.64 to 98.55	100,234	82,737	
4081	17	69.68	71.68	69.17	8.77	103.63	60.98	89.02	65.41 to 77.07	112,954	78,130	
4295	5	78.45	78.76	73.27	14.61	107.49	64.02	97.81	N/A	175,318	128,450	
4297	1	80.80	80.80	80.80			80.80	80.80	N/A	171,200	138,330	
4303	1	98.81	98.81	98.81			98.81	98.81	N/A	135,000	133,397	
4307	3	72.17	76.05	73.96	5.37	102.82	72.17	83.80	N/A	713,780	527,938	
4313	1	81.29	81.29	81.29			81.29	81.29	N/A	165,000	134,125	
4315	3	66.20	68.03	64.65	6.10	105.22	62.88	75.00	N/A	114,675	74,139	
4317	3	58.66	69.22	59.95	18.76	115.47	57.99	91.01	N/A	452,630	271,337	
4321	3	70.61	60.18	53.24	18.76	113.04	35.10	74.84	N/A	129,666	69,038	
4545	2	88.24	88.24	88.24	0.96	100.00	87.39	89.08	N/A	41,600	36,706	
4551	4	67.44	67.92	67.27	4.67	100.97	62.25	74.53	N/A	139,500	93,836	
4553	1	59.47	59.47	59.47			59.47	59.47	N/A	22,001	13,084	
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	14	72.17	72.63	68.91	13.81	105.41	49.36	98.81	64.76 to 83.80	410,849	283,099	
2	30	74.93	74.46	73.25	11.29	101.66	60.98	98.55	66.53 to 77.73	122,321	89,598	
3	5	67.28	66.23	66.97	6.07	98.89	59.47	74.53	N/A	116,000	77,685	
4	8	70.60	73.53	62.17	17.13	118.26	57.99	91.01	57.99 to 91.01	223,139	138,730	
5	3	70.61	60.18	53.24	18.76	113.04	35.10	74.84	N/A	129,666	69,038	
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279	
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	24	71.89	72.51	70.06	9.81	103.49	60.98	89.02	66.53 to 77.07	117,235	82,133	
DRY-N/A	2	81.61	81.61	81.61	19.85	100.00	65.41	97.81	N/A	100,000	81,609	
GRASS	13	74.84	73.16	63.66	13.05	114.93	49.36	93.40	62.88 to 87.39	160,332	102,059	
GRASS-N/A	8	68.35	70.57	69.92	19.69	100.92	35.10	98.55	35.10 to 98.55	174,790	122,217	
IRRGTD	1	91.01	91.01	91.01			91.01	91.01	N/A	76,240	69,384	
IRRGTD-N/A	12	66.74	70.05	68.68	11.80	101.99	57.99	98.81	59.47 to 73.30	466,927	320,702	
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	26	71.89	73.21	70.82	10.78	103.36	60.98	97.81	66.53 to 77.07	115,909	82,093	
GRASS	19	74.53	72.16	65.11	16.27	110.83	35.10	98.55	62.88 to 87.39	152,553	99,333	
GRASS-N/A	2	72.27	72.27	71.42	8.55	101.19	66.09	78.45	N/A	292,062	208,587	
IRRGTD	9	66.20	72.72	66.59	15.69	109.21	57.99	98.81	58.66 to 91.01	366,928	244,324	
IRRGTD-N/A	4	72.17	69.28	72.31	4.79	95.80	59.47	73.30	N/A	594,251	429,723	
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	26	71.89	73.21	70.82	10.78	103.36	60.98	97.81	66.53 to 77.07	115,909	82,093	
GRASS	21	74.53	72.17	66.17	15.51	109.07	35.10	98.55	64.99 to 81.29	165,840	109,738	
IRRGTD	13	67.28	71.66	68.98	13.51	103.88	57.99	98.81	59.47 to 83.80	436,874	301,370	
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
15-0010	5	65.98	68.16	64.86	14.11	105.09	49.36	93.40	N/A	305,934	198,418	
15-0536	23	75.77	74.24	73.39	11.23	101.15	60.98	98.55	66.53 to 78.45	120,239	88,244	
29-0117	32	72.17	71.95	67.70	13.33	106.28	35.10	98.81	66.20 to 75.43	246,265	166,720	
NonValid School												
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	59.47	59.47	59.47			59.47	59.47	N/A	22,001	13,084
50.01 TO 100.00	7	69.68	75.48	73.94	12.33	102.08	66.20	93.40	66.20 to 93.40	51,917	38,386
100.01 TO 180.00	22	76.82	76.75	74.48	10.79	103.05	58.66	98.81	68.76 to 87.39	89,359	66,553
180.01 TO 330.00	13	67.59	68.30	67.72	14.80	100.85	35.10	97.81	62.44 to 80.80	193,889	131,304
330.01 TO 650.00	10	65.43	68.68	67.60	8.42	101.60	61.96	81.29	62.25 to 75.43	287,859	194,592
650.01 +	7	72.17	71.37	66.84	14.04	106.78	52.99	98.55	52.99 to 98.55	632,166	422,556
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	75.00	75.96	75.11	15.08	101.13	59.47	93.40	N/A	21,652	16,263
30000 TO 59999	7	87.39	79.53	79.08	10.44	100.57	66.53	89.08	66.53 to 89.08	47,057	37,214
60000 TO 99999	18	75.79	75.50	75.16	6.82	100.44	66.20	91.01	69.07 to 77.73	84,651	63,625
100000 TO 149999	10	65.20	71.15	70.97	17.34	100.26	49.36	98.81	60.98 to 97.81	116,500	82,677
150000 TO 249999	8	65.08	64.51	63.74	14.96	101.20	35.10	81.29	35.10 to 81.29	203,502	129,717
250000 TO 499999	8	66.69	73.27	71.85	13.13	101.96	61.96	98.55	61.96 to 98.55	334,870	240,619
500000 +	6	68.47	65.56	65.04	10.20	100.80	52.99	73.30	52.99 to 73.30	797,599	518,790
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	75.00	75.96	75.11	15.08	101.13	59.47	93.40	N/A	21,652	16,263
30000 TO 59999	9	70.61	77.22	76.06	13.16	101.52	66.53	89.08	66.53 to 89.02	52,066	39,601
60000 TO 99999	26	74.69	71.87	69.27	11.90	103.74	35.10	97.81	66.20 to 77.06	100,750	69,794
100000 TO 149999	7	67.59	73.21	71.14	16.26	102.91	58.66	98.81	58.66 to 98.81	188,631	134,190
150000 TO 249999	6	66.69	72.73	71.45	13.05	101.78	61.96	98.55	61.96 to 98.55	293,326	209,581
250000 TO 499999	6	66.63	68.02	65.74	10.17	103.47	52.99	83.80	52.99 to 83.80	510,366	335,498
500000 +	3	72.17	67.44	66.91	6.55	100.79	57.99	72.17	N/A	960,000	642,359
ALL	60	71.39	72.51	68.63	13.30	105.65	35.10	98.81	66.53 to 75.77	202,927	139,279

**2008 Correlation Section
for Dundy County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Several land classification groups in all five market areas were revalued, experiencing primarily increases for 2008. Due to the occupation tax on irrigated acres in the Republican River Basin, the Natural Resource District and owner/operators provided information to the Assessor for proper land use and number of irrigated acres. Approximately 100 parcels were adjusted for land use updates. Overall the numbers of irrigated acres have increased this year.

Based on the qualified statistical information, the median (71) best represents the level of value for the current assessment year. Through the new agricultural land valuations, the county has attained uniform and proportionate assessments. No recommendations are suggested in this property class. Each market area, with the exception of area 3 are within the acceptable levels of value between 69-75%. Market area 3 has a limited number of 5 sales, which would not represent the population of the market area.

**2008 Correlation Section
for Dundy County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	82	60	73.17
2007	74	53	71.62
2006	67	49	73.13
2005	62	50	80.65
2004	64	51	79.69
2003	61	46	75.41
2002	55	45	81.82
2001	52	45	86.54

AGRICULTURAL UNIMPROVED: With over 73% of the total sales used to determine the level of value for statistical measures, it is very adequate and indicates no sign of excessive trimming for the class of property. In 2008 the total number of sales has increased; likewise the qualified sales have also. As Table II indicates, Dundy County has historically used a high percent of qualified agricultural sales which indicates the measurements were done as fairly as possible.

**2008 Correlation Section
for Dundy County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Dundy County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	66.12	11.21	73.53	71.39
2007	74.66	-1.24	73.73	73.92
2006	68.35	9.02	74.51	74.52
2005	77.73	-0.98	76.97	77.01
2004	72.09	12.7	81.25	75.64
2003	76	0	76	75
2002	69	20.17	82.92	74
2001	72	5.17	75.72	76

AGRICULTURAL UNIMPROVED: Agricultural land values in all five market areas were analyzed from sales data and new land values set for 2008. The values primarily increased as supported by the changes on Table III. Other changes include land use changes, including CRP, CREP and EQIP acres were updated to reflect the current land use acres. Approximately 100 parcels were adjusted for land use and/or irrigated acres. Decreases and increases occurred, with the overall county number of irrigated acres increasing.

**2008 Correlation Section
for Dundy County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Dundy County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales	Year	% Change in Assessed Value (excl. growth)
8.88	2008	11.21
-0.72	2007	-1.24
4.84	2006	9.02
-0.55	2005	-0.98
-2.07	2004	12.7
-1	2003	0
19.44	2002	20.17
1.39	2001	5.17

AGRICULTURAL UNIMPROVED: The increased land values for primarily irrigated subclasses in some market areas caused a larger percent change in assessed value versus the percent change in the sales file. It is reflective of the fair treatment of sold and unsold properties in the agricultural unimproved property class.

2008 Correlation Section for Dundy County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Dundy County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	71.39	68.63	72.51

AGRICULTURAL UNIMPROVED: With the weighted mean rounding to 69, all three measures of central tendency are within the acceptable ranges for agricultural unimproved land in Dundy County. The median will best describe the level of value for the overall agricultural unimproved property class for the 2008 assessment year. A detailed review of the qualified statistics for market area three indicates the level to be 67.28 and the weighted mean at 66.97. Although market area three includes only five qualified sales, the data may not be sufficient to determine that the level of value is not acceptable for this subclass.

**2008 Correlation Section
for Dundy County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	13.30	105.65
Difference	0	2.65

AGRICULTURAL UNIMPROVED: Although the coefficient of dispersion is within the acceptable parameters; a review of the statistics for agricultural unimproved land in Dundy County reflects a lower level of value for irrigated land, causing a higher price related differential. Irrigated land would represent the higher valued property. Although this may be the indicator, the subclass of >80% majority land use for irrigated sales includes only 9 sales.

**2008 Correlation Section
for Dundy County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	60	60	0
Median	66.12	71.39	5.27
Wgt. Mean	62.99	68.63	5.64
Mean	68.19	72.51	4.32
COD	14.96	13.30	-1.66
PRD	108.25	105.65	-2.6
Min Sales Ratio	32.03	35.10	3.07
Max Sales Ratio	96.84	98.81	1.97

AGRICULTURAL UNIMPROVED: New agricultural land values implemented by the assessor are reflected through the statistical indicators above. Primarily increases to irrigated subclasses and other changes to land classification groupings improved the statistics since the production of preliminary figures.

County 29 - Dundy

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,858	Value 306,786,893	Total Growth 2,464,368 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	103	209,963	5	13,163	50	90,858	158	313,984	
2. Res Improv Land	629	1,509,528	6	26,528	120	611,944	755	2,148,000	
3. Res Improvements	632	17,497,515	6	570,077	127	3,791,759	765	21,859,351	
4. Res Total	735	19,217,006	11	609,768	177	4,494,561	923	24,321,335	140,633
% of Total	79.63	79.01	1.19	2.50	19.17	18.47	23.92	7.92	5.70
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	2	62,680	2	62,680	
7. Rec Improvements	0	0	0	0	5	64,880	5	64,880	
8. Rec Total	0	0	0	0	5	127,560	5	127,560	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.12	0.04	0.00
Res+Rec Total	735	19,217,006	11	609,768	182	4,622,121	928	24,448,895	140,633
% of Total	79.20	78.60	1.18	2.49	19.61	18.90	24.05	7.96	5.70

County 29 - Dundy

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,858	Value 306,786,893	Total Growth 2,464,368 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	32	61,933	3	13,675	19	70,069	54	145,677	
10. Comm Improv Land	107	244,757	9	44,580	21	121,088	137	410,425	
11. Comm Improvements	111	3,129,113	12	256,214	26	741,263	149	4,126,590	
12. Comm Total	143	3,435,803	15	314,469	45	932,420	203	4,682,692	268,278
% of Total	70.44	73.37	7.38	6.71	22.16	19.91	5.26	1.52	10.88
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	143	3,435,803	15	314,469	45	932,420	203	4,682,692	268,278
% of Total	70.44	73.37	7.38	6.71	22.16	19.91	5.26	1.52	10.88
17. Taxable Total	878	22,652,809	26	924,237	227	5,554,541	1,131	29,131,587	408,911
% of Total	77.63	77.76	2.29	2.09	20.07	15.86	29.31	9.49	16.59

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	114	23,548,120
24. Mineral Interest-Non-Producing	0	0	0	0	156	93,221
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	114	23,548,120		1,501,230		
24. Mineral Interest-Non-Producing	156	93,221		0		
25. Mineral Interest Total	270	23,641,341		1,501,230		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	73	12	56	141

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	124,774	1,816	160,612,809	1,818	160,737,583
28. Ag-Improved Land	1	3,855	3	147,932	585	70,011,661	589	70,163,448
29. Ag-Improvements	1	100,421	3	7,382	635	23,005,131	639	23,112,934
30. Ag-Total Taxable							2,457	254,013,965

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	2,500	1	1.000	2,500	
33. HomeSite Improvements	1		99,867	2		1,319	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	2	5.860	7,325	
37. FarmSite Improv	1		554	2		6,063	
38. FarmSite Total							
39. Road & Ditches		0.500			2.810		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	3	3.000	7,500	3	3.000	7,500	
32. HomeSite Improv Land	350	397.630	992,825	352	399.630	997,825	
33. HomeSite Improvements	384		14,789,197	387		14,890,383	554,227
34. HomeSite Total				390	402.630	15,895,708	
35. FarmSite UnImp Land	14	29.760	33,345	14	29.760	33,345	
36. FarmSite Impr Land	215	288.550	339,646	217	294.410	346,971	
37. FarmSite Improv	614		8,215,934	617		8,222,551	0
38. FarmSite Total				631	324.170	8,602,867	
39. Road & Ditches		5,061.040			5,064.350		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,021	5,791.150	24,498,575	554,227

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	2,975.900	2,931,264	2,975.900	2,931,264
47. 2A1	0.000	0	0.000	0	449.000	442,265	449.000	442,265
48. 2A	0.000	0	0.000	0	1,201.500	1,183,480	1,201.500	1,183,480
49. 3A1	0.000	0	0.000	0	6,061.100	5,907,379	6,061.100	5,907,379
50. 3A	0.000	0	0.000	0	16,314.030	16,063,704	16,314.030	16,063,704
51. 4A1	0.000	0	0.000	0	33,894.930	33,304,600	33,894.930	33,304,600
52. 4A	0.000	0	0.000	0	1,948.200	1,737,222	1,948.200	1,737,222
53. Total	0.000	0	0.000	0	62,844.660	61,569,914	62,844.660	61,569,914
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	2,325.790	988,466	2,325.790	988,466
56. 2D1	0.000	0	0.000	0	244.000	87,840	244.000	87,840
57. 2D	0.000	0	0.000	0	578.400	208,224	578.400	208,224
58. 3D1	0.000	0	0.000	0	2,150.720	774,259	2,150.720	774,259
59. 3D	0.000	0	0.000	0	1,024.500	307,350	1,024.500	307,350
60. 4D1	0.000	0	0.000	0	1,137.220	341,166	1,137.220	341,166
61. 4D	0.000	0	0.000	0	47.000	14,100	47.000	14,100
62. Total	0.000	0	0.000	0	7,507.630	2,721,405	7,507.630	2,721,405
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	692.290	179,995	692.290	179,995
65. 2G1	0.000	0	0.000	0	236.300	61,438	236.300	61,438
66. 2G	0.000	0	0.000	0	374.400	97,344	374.400	97,344
67. 3G1	0.000	0	0.000	0	3,722.310	837,522	3,722.310	837,522
68. 3G	0.000	0	0.000	0	15,520.930	3,492,214	15,520.930	3,492,214
69. 4G1	0.000	0	0.000	0	104,555.810	23,525,105	104,555.810	23,525,105
70. 4G	0.000	0	0.000	0	12,486.630	2,497,326	12,486.630	2,497,326
71. Total	0.000	0	0.000	0	137,588.670	30,690,944	137,588.670	30,690,944
72. Waste	0.000	0	0.000	0	1,697.500	127,314	1,697.500	127,314
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		116.900		116.900	
75. Total	0.000	0	0.000	0	209,638.460	95,109,577	209,638.460	95,109,577

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	8,386.100	7,421,706	8,386.100	7,421,706
47. 2A1	0.000	0	0.000	0	266.400	235,764	266.400	235,764
48. 2A	0.000	0	0.000	0	82.000	72,570	82.000	72,570
49. 3A1	0.000	0	0.000	0	1,459.100	1,291,306	1,459.100	1,291,306
50. 3A	0.000	0	0.000	0	507.700	449,315	507.700	449,315
51. 4A1	0.000	0	0.000	0	693.900	614,103	693.900	614,103
52. 4A	0.000	0	0.000	0	177.100	142,567	177.100	142,567
53. Total	0.000	0	0.000	0	11,572.300	10,227,331	11,572.300	10,227,331
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	39,795.260	17,310,976	39,795.260	17,310,976
56. 2D1	0.000	0	0.000	0	68.700	24,732	68.700	24,732
57. 2D	0.000	0	0.000	0	37.000	13,320	37.000	13,320
58. 3D1	0.000	0	0.000	0	1,898.400	683,424	1,898.400	683,424
59. 3D	0.000	0	0.000	0	92.100	27,630	92.100	27,630
60. 4D1	0.000	0	0.000	0	1,555.900	466,770	1,555.900	466,770
61. 4D	0.000	0	0.000	0	473.100	141,930	473.100	141,930
62. Total	0.000	0	0.000	0	43,920.460	18,668,782	43,920.460	18,668,782
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	3,152.590	819,674	3,152.590	819,674
65. 2G1	0.000	0	0.000	0	167.600	43,576	167.600	43,576
66. 2G	0.000	0	0.000	0	84.000	21,840	84.000	21,840
67. 3G1	0.000	0	0.000	0	1,241.300	279,294	1,241.300	279,294
68. 3G	0.000	0	0.000	0	721.100	162,251	721.100	162,251
69. 4G1	0.000	0	0.000	0	8,826.610	1,985,994	8,826.610	1,985,994
70. 4G	0.000	0	0.000	0	19,929.920	3,985,984	19,929.920	3,985,984
71. Total	0.000	0	0.000	0	34,123.120	7,298,613	34,123.120	7,298,613
72. Waste	0.000	0	0.000	0	35.700	2,678	35.700	2,678
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	89,651.580	36,197,404	89,651.580	36,197,404

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,687.480	1,331,500	1,687.480	1,331,500
47. 2A1	0.000	0	0.000	0	112.800	65,328	112.800	65,328
48. 2A	0.000	0	0.000	0	172.700	115,513	172.700	115,513
49. 3A1	0.000	0	0.000	0	644.800	317,909	644.800	317,909
50. 3A	0.000	0	0.000	0	286.400	173,038	286.400	173,038
51. 4A1	0.000	0	0.000	0	1,338.300	728,930	1,338.300	728,930
52. 4A	0.000	0	0.000	0	193.850	113,604	193.850	113,604
53. Total	0.000	0	0.000	0	4,436.330	2,845,822	4,436.330	2,845,822
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	1,383.730	589,554	1,383.730	589,554
56. 2D1	0.000	0	0.000	0	98.100	35,316	98.100	35,316
57. 2D	0.000	0	0.000	0	215.100	77,436	215.100	77,436
58. 3D1	0.000	0	0.000	0	656.760	236,434	656.760	236,434
59. 3D	0.000	0	0.000	0	66.000	19,800	66.000	19,800
60. 4D1	0.000	0	0.000	0	541.720	162,516	541.720	162,516
61. 4D	0.000	0	0.000	0	222.600	66,780	222.600	66,780
62. Total	0.000	0	0.000	0	3,184.010	1,187,836	3,184.010	1,187,836
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,428.570	371,428	1,428.570	371,428
65. 2G1	0.000	0	0.000	0	222.400	57,824	222.400	57,824
66. 2G	0.000	0	0.000	0	210.300	54,678	210.300	54,678
67. 3G1	0.000	0	0.000	0	3,057.530	687,946	3,057.530	687,946
68. 3G	0.000	0	0.000	0	2,303.880	518,373	2,303.880	518,373
69. 4G1	0.000	0	0.000	0	25,233.500	5,677,546	25,233.500	5,677,546
70. 4G	0.000	0	0.000	0	13,112.240	2,622,448	13,112.240	2,622,448
71. Total	0.000	0	0.000	0	45,568.420	9,990,243	45,568.420	9,990,243
72. Waste	0.000	0	0.000	0	896.000	67,200	896.000	67,200
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	54,084.760	14,091,101	54,084.760	14,091,101

County 29 - Dundy

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	52.900	46,817	3,170.880	2,806,234	3,223.780	2,853,051
47. 2A1	0.000	0	0.000	0	4,563.190	4,038,431	4,563.190	4,038,431
48. 2A	0.000	0	0.000	0	1,990.460	1,761,562	1,990.460	1,761,562
49. 3A1	0.000	0	52.900	46,817	9,197.360	8,139,676	9,250.260	8,186,493
50. 3A	0.000	0	45.000	39,825	7,298.580	6,459,252	7,343.580	6,499,077
51. 4A1	0.000	0	79.460	70,322	14,897.900	13,184,663	14,977.360	13,254,985
52. 4A	0.000	0	0.000	0	811.300	653,097	811.300	653,097
53. Total	0.000	0	230.260	203,781	41,929.670	37,042,915	42,159.930	37,246,696
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	6,505.920	2,765,031	6,505.920	2,765,031
56. 2D1	0.000	0	7.000	2,520	3,537.100	1,273,356	3,544.100	1,275,876
57. 2D	0.000	0	0.000	0	2,005.600	722,016	2,005.600	722,016
58. 3D1	0.000	0	9.000	3,240	6,527.050	2,349,738	6,536.050	2,352,978
59. 3D	0.000	0	0.000	0	4,725.940	1,417,782	4,725.940	1,417,782
60. 4D1	0.000	0	21.050	6,315	5,153.570	1,546,071	5,174.620	1,552,386
61. 4D	0.000	0	3.000	900	557.800	167,340	560.800	168,240
62. Total	0.000	0	40.050	12,975	29,012.980	10,241,334	29,053.030	10,254,309
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	5.210	1,355	0.000	0	2,883.920	749,820	2,889.130	751,175
65. 2G1	0.000	0	0.000	0	2,042.920	531,159	2,042.920	531,159
66. 2G	0.000	0	0.000	0	1,970.560	512,346	1,970.560	512,346
67. 3G1	0.000	0	3.000	675	5,433.740	1,222,601	5,436.740	1,223,276
68. 3G	0.000	0	0.000	0	6,105.570	1,373,762	6,105.570	1,373,762
69. 4G1	0.000	0	53.100	11,948	60,361.580	13,581,411	60,414.680	13,593,359
70. 4G	0.000	0	167.510	33,502	27,172.780	5,434,556	27,340.290	5,468,058
71. Total	5.210	1,355	223.610	46,125	105,971.070	23,405,655	106,199.890	23,453,135
72. Waste	0.000	0	0.000	0	1,616.300	121,223	1,616.300	121,223
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		99.550		99.550	
75. Total	5.210	1,355	493.920	262,881	178,530.020	70,811,127	179,029.150	71,075,363

County 29 - Dundy

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	828.400	733,137	828.400	733,137
47. 2A1	0.000	0	0.000	0	307.600	272,227	307.600	272,227
48. 2A	0.000	0	0.000	0	180.800	160,008	180.800	160,008
49. 3A1	0.000	0	0.000	0	15.000	11,925	15.000	11,925
50. 3A	0.000	0	0.000	0	134.000	106,530	134.000	106,530
51. 4A1	0.000	0	0.000	0	238.500	189,609	238.500	189,609
52. 4A	0.000	0	0.000	0	69.600	55,332	69.600	55,332
53. Total	0.000	0	0.000	0	1,773.900	1,528,768	1,773.900	1,528,768
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	8,166.600	3,470,816	8,166.600	3,470,816
56. 2D1	0.000	0	0.000	0	1,277.700	459,972	1,277.700	459,972
57. 2D	0.000	0	0.000	0	384.600	138,456	384.600	138,456
58. 3D1	0.000	0	0.000	0	865.100	311,436	865.100	311,436
59. 3D	0.000	0	0.000	0	1,055.500	316,650	1,055.500	316,650
60. 4D1	0.000	0	0.000	0	1,193.900	358,170	1,193.900	358,170
61. 4D	0.000	0	0.000	0	271.300	81,390	271.300	81,390
62. Total	0.000	0	0.000	0	13,214.700	5,136,890	13,214.700	5,136,890
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	2,083.330	541,666	2,083.330	541,666
65. 2G1	0.000	0	0.000	0	815.600	212,056	815.600	212,056
66. 2G	0.000	0	0.000	0	202.000	52,520	202.000	52,520
67. 3G1	0.000	0	0.000	0	488.900	110,003	488.900	110,003
68. 3G	0.000	0	0.000	0	827.900	186,279	827.900	186,279
69. 4G1	0.000	0	0.000	0	7,534.440	1,695,259	7,534.440	1,695,259
70. 4G	0.000	0	0.000	0	17,855.540	3,571,108	17,855.540	3,571,108
71. Total	0.000	0	0.000	0	29,807.710	6,368,891	29,807.710	6,368,891
72. Waste	0.000	0	0.000	0	98.600	7,396	98.600	7,396
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	44,894.910	13,041,945	44,894.910	13,041,945

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	230.260	203,781	122,556.860	113,214,750	122,787.120	113,418,531
77.Dry Land	0.000	0	40.050	12,975	96,839.780	37,956,247	96,879.830	37,969,222
78.Grass	5.210	1,355	223.610	46,125	353,058.990	77,754,346	353,287.810	77,801,826
79.Waste	0.000	0	0.000	0	4,344.100	325,811	4,344.100	325,811
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	216.450	0	216.450	0
82.Total	5.210	1,355	493.920	262,881	576,799.730	229,251,154	577,298.860	229,515,390

2008 Agricultural Land Detail

County 29 - Dundy

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,975.900	4.74%	2,931,264	4.76%	985.000
2A1	449.000	0.71%	442,265	0.72%	985.000
2A	1,201.500	1.91%	1,183,480	1.92%	985.002
3A1	6,061.100	9.64%	5,907,379	9.59%	974.638
3A	16,314.030	25.96%	16,063,704	26.09%	984.655
4A1	33,894.930	53.93%	33,304,600	54.09%	982.583
4A	1,948.200	3.10%	1,737,222	2.82%	891.706
Irrigated Total	62,844.660	100.00%	61,569,914	100.00%	979.715

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	2,325.790	30.98%	988,466	36.32%	425.002
2D1	244.000	3.25%	87,840	3.23%	360.000
2D	578.400	7.70%	208,224	7.65%	360.000
3D1	2,150.720	28.65%	774,259	28.45%	359.999
3D	1,024.500	13.65%	307,350	11.29%	300.000
4D1	1,137.220	15.15%	341,166	12.54%	300.000
4D	47.000	0.63%	14,100	0.52%	300.000
Dry Total	7,507.630	100.00%	2,721,405	100.00%	362.485

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	692.290	0.50%	179,995	0.59%	259.999
2G1	236.300	0.17%	61,438	0.20%	260.000
2G	374.400	0.27%	97,344	0.32%	260.000
3G1	3,722.310	2.71%	837,522	2.73%	225.000
3G	15,520.930	11.28%	3,492,214	11.38%	225.000
4G1	104,555.810	75.99%	23,525,105	76.65%	225.000
4G	12,486.630	9.08%	2,497,326	8.14%	200.000
Grass Total	137,588.670	100.00%	30,690,944	100.00%	223.063

Irrigated Total	62,844.660	29.98%	61,569,914	64.74%	979.715
Dry Total	7,507.630	3.58%	2,721,405	2.86%	362.485
Grass Total	137,588.670	65.63%	30,690,944	32.27%	223.063
Waste	1,697.500	0.81%	127,314	0.13%	75.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	116.900	0.06%			
Market Area Total	209,638.460	100.00%	95,109,577	100.00%	453.683

As Related to the County as a Whole

Irrigated Total	62,844.660	51.18%	61,569,914	54.29%	
Dry Total	7,507.630	7.75%	2,721,405	7.17%	
Grass Total	137,588.670	38.95%	30,690,944	39.45%	
Waste	1,697.500	39.08%	127,314	39.08%	
Other	0.000	0.00%	0	0.00%	
Exempt	116.900	54.01%			
Market Area Total	209,638.460	36.31%	95,109,577	41.44%	

2008 Agricultural Land Detail

County 29 - Dundy

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	8,386.100	72.47%	7,421,706	72.57%	885.000
2A1	266.400	2.30%	235,764	2.31%	885.000
2A	82.000	0.71%	72,570	0.71%	885.000
3A1	1,459.100	12.61%	1,291,306	12.63%	885.001
3A	507.700	4.39%	449,315	4.39%	885.000
4A1	693.900	6.00%	614,103	6.00%	885.002
4A	177.100	1.53%	142,567	1.39%	805.008
Irrigated Total	11,572.300	100.00%	10,227,331	100.00%	883.776
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	39,795.260	90.61%	17,310,976	92.73%	435.000
2D1	68.700	0.16%	24,732	0.13%	360.000
2D	37.000	0.08%	13,320	0.07%	360.000
3D1	1,898.400	4.32%	683,424	3.66%	360.000
3D	92.100	0.21%	27,630	0.15%	300.000
4D1	1,555.900	3.54%	466,770	2.50%	300.000
4D	473.100	1.08%	141,930	0.76%	300.000
Dry Total	43,920.460	100.00%	18,668,782	100.00%	425.058
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	3,152.590	9.24%	819,674	11.23%	260.000
2G1	167.600	0.49%	43,576	0.60%	260.000
2G	84.000	0.25%	21,840	0.30%	260.000
3G1	1,241.300	3.64%	279,294	3.83%	225.001
3G	721.100	2.11%	162,251	2.22%	225.004
4G1	8,826.610	25.87%	1,985,994	27.21%	225.000
4G	19,929.920	58.41%	3,985,984	54.61%	200.000
Grass Total	34,123.120	100.00%	7,298,613	100.00%	213.890
Irrigated Total	11,572.300	12.91%	10,227,331	28.25%	883.776
Dry Total	43,920.460	48.99%	18,668,782	51.57%	425.058
Grass Total	34,123.120	38.06%	7,298,613	20.16%	213.890
Waste	35.700	0.04%	2,678	0.01%	75.014
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	89,651.580	100.00%	36,197,404	100.00%	403.756

As Related to the County as a Whole

Irrigated Total	11,572.300	9.42%	10,227,331	9.02%	
Dry Total	43,920.460	45.33%	18,668,782	49.17%	
Grass Total	34,123.120	9.66%	7,298,613	9.38%	
Waste	35.700	0.82%	2,678	0.82%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	89,651.580	15.53%	36,197,404	15.77%	

2008 Agricultural Land Detail

County 29 - Dundy

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,687.480	38.04%	1,331,500	46.79%	789.046
2A1	112.800	2.54%	65,328	2.30%	579.148
2A	172.700	3.89%	115,513	4.06%	668.865
3A1	644.800	14.53%	317,909	11.17%	493.035
3A	286.400	6.46%	173,038	6.08%	604.182
4A1	1,338.300	30.17%	728,930	25.61%	544.668
4A	193.850	4.37%	113,604	3.99%	586.040
Irrigated Total	4,436.330	100.00%	2,845,822	100.00%	641.481

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,383.730	43.46%	589,554	49.63%	426.061
2D1	98.100	3.08%	35,316	2.97%	360.000
2D	215.100	6.76%	77,436	6.52%	360.000
3D1	656.760	20.63%	236,434	19.90%	360.000
3D	66.000	2.07%	19,800	1.67%	300.000
4D1	541.720	17.01%	162,516	13.68%	300.000
4D	222.600	6.99%	66,780	5.62%	300.000
Dry Total	3,184.010	100.00%	1,187,836	100.00%	373.062

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,428.570	3.14%	371,428	3.72%	259.999
2G1	222.400	0.49%	57,824	0.58%	260.000
2G	210.300	0.46%	54,678	0.55%	260.000
3G1	3,057.530	6.71%	687,946	6.89%	225.000
3G	2,303.880	5.06%	518,373	5.19%	225.000
4G1	25,233.500	55.37%	5,677,546	56.83%	225.000
4G	13,112.240	28.77%	2,622,448	26.25%	200.000
Grass Total	45,568.420	100.00%	9,990,243	100.00%	219.236

Irrigated Total	4,436.330	8.20%	2,845,822	20.20%	641.481
Dry Total	3,184.010	5.89%	1,187,836	8.43%	373.062
Grass Total	45,568.420	84.25%	9,990,243	70.90%	219.236
Waste	896.000	1.66%	67,200	0.48%	75.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	54,084.760	100.00%	14,091,101	100.00%	260.537

As Related to the County as a Whole

Irrigated Total	4,436.330	3.61%	2,845,822	2.51%	
Dry Total	3,184.010	3.29%	1,187,836	3.13%	
Grass Total	45,568.420	12.90%	9,990,243	12.84%	
Waste	896.000	20.63%	67,200	20.63%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	54,084.760	9.37%	14,091,101	6.14%	

2008 Agricultural Land Detail

County 29 - Dundy

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,223.780	7.65%	2,853,051	7.66%	885.001
2A1	4,563.190	10.82%	4,038,431	10.84%	885.001
2A	1,990.460	4.72%	1,761,562	4.73%	885.002
3A1	9,250.260	21.94%	8,186,493	21.98%	885.001
3A	7,343.580	17.42%	6,499,077	17.45%	885.001
4A1	14,977.360	35.53%	13,254,985	35.59%	885.001
4A	811.300	1.92%	653,097	1.75%	805.000
Irrigated Total	42,159.930	100.00%	37,246,696	100.00%	883.462
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	6,505.920	22.39%	2,765,031	26.96%	425.002
2D1	3,544.100	12.20%	1,275,876	12.44%	360.000
2D	2,005.600	6.90%	722,016	7.04%	360.000
3D1	6,536.050	22.50%	2,352,978	22.95%	360.000
3D	4,725.940	16.27%	1,417,782	13.83%	300.000
4D1	5,174.620	17.81%	1,552,386	15.14%	300.000
4D	560.800	1.93%	168,240	1.64%	300.000
Dry Total	29,053.030	100.00%	10,254,309	100.00%	352.951
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	2,889.130	2.72%	751,175	3.20%	260.000
2G1	2,042.920	1.92%	531,159	2.26%	259.999
2G	1,970.560	1.86%	512,346	2.18%	260.000
3G1	5,436.740	5.12%	1,223,276	5.22%	225.001
3G	6,105.570	5.75%	1,373,762	5.86%	225.001
4G1	60,414.680	56.89%	13,593,359	57.96%	225.000
4G	27,340.290	25.74%	5,468,058	23.31%	200.000
Grass Total	106,199.890	100.00%	23,453,135	100.00%	220.839
Irrigated Total	42,159.930	23.55%	37,246,696	52.40%	883.462
Dry Total	29,053.030	16.23%	10,254,309	14.43%	352.951
Grass Total	106,199.890	59.32%	23,453,135	33.00%	220.839
Waste	1,616.300	0.90%	121,223	0.17%	75.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	99.550	0.06%			
Market Area Total	179,029.150	100.00%	71,075,363	100.00%	397.004

As Related to the County as a Whole

Irrigated Total	42,159.930	34.34%	37,246,696	32.84%
Dry Total	29,053.030	29.99%	10,254,309	27.01%
Grass Total	106,199.890	30.06%	23,453,135	30.14%
Waste	1,616.300	37.21%	121,223	37.21%
Other	0.000	0.00%	0	0.00%
Exempt	99.550	45.99%		
Market Area Total	179,029.150	31.01%	71,075,363	30.97%

2008 Agricultural Land Detail

County 29 - Dundy

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	828.400	46.70%	733,137	47.96%	885.003
2A1	307.600	17.34%	272,227	17.81%	885.003
2A	180.800	10.19%	160,008	10.47%	885.000
3A1	15.000	0.85%	11,925	0.78%	795.000
3A	134.000	7.55%	106,530	6.97%	795.000
4A1	238.500	13.44%	189,609	12.40%	795.006
4A	69.600	3.92%	55,332	3.62%	795.000
Irrigated Total	1,773.900	100.00%	1,528,768	100.00%	861.811
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	8,166.600	61.80%	3,470,816	67.57%	425.001
2D1	1,277.700	9.67%	459,972	8.95%	360.000
2D	384.600	2.91%	138,456	2.70%	360.000
3D1	865.100	6.55%	311,436	6.06%	360.000
3D	1,055.500	7.99%	316,650	6.16%	300.000
4D1	1,193.900	9.03%	358,170	6.97%	300.000
4D	271.300	2.05%	81,390	1.58%	300.000
Dry Total	13,214.700	100.00%	5,136,890	100.00%	388.725
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	2,083.330	6.99%	541,666	8.50%	260.000
2G1	815.600	2.74%	212,056	3.33%	260.000
2G	202.000	0.68%	52,520	0.82%	260.000
3G1	488.900	1.64%	110,003	1.73%	225.001
3G	827.900	2.78%	186,279	2.92%	225.001
4G1	7,534.440	25.28%	1,695,259	26.62%	225.001
4G	17,855.540	59.90%	3,571,108	56.07%	200.000
Grass Total	29,807.710	100.00%	6,368,891	100.00%	213.665
Irrigated Total	1,773.900	3.95%	1,528,768	11.72%	861.811
Dry Total	13,214.700	29.43%	5,136,890	39.39%	388.725
Grass Total	29,807.710	66.39%	6,368,891	48.83%	213.665
Waste	98.600	0.22%	7,396	0.06%	75.010
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	44,894.910	100.00%	13,041,945	100.00%	290.499

As Related to the County as a Whole

Irrigated Total	1,773.900	1.44%	1,528,768	1.35%	
Dry Total	13,214.700	13.64%	5,136,890	13.53%	
Grass Total	29,807.710	8.44%	6,368,891	8.19%	
Waste	98.600	2.27%	7,396	2.27%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	44,894.910	7.78%	13,041,945	5.68%	

2008 Agricultural Land Detail

County 29 - Dundy

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	230.260	203,781	122,556.860	113,214,750
Dry	0.000	0	40.050	12,975	96,839.780	37,956,247
Grass	5.210	1,355	223.610	46,125	353,058.990	77,754,346
Waste	0.000	0	0.000	0	4,344.100	325,811
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	216.450	0
Total	5.210	1,355	493.920	262,881	576,799.730	229,251,154

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	122,787.120	113,418,531	122,787.120	21.27%	113,418,531	49.42%	923.700
Dry	96,879.830	37,969,222	96,879.830	16.78%	37,969,222	16.54%	391.920
Grass	353,287.810	77,801,826	353,287.810	61.20%	77,801,826	33.90%	220.222
Waste	4,344.100	325,811	4,344.100	0.75%	325,811	0.14%	75.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	216.450	0	216.450	0.04%	0	0.00%	0.000
Total	577,298.860	229,515,390	577,298.860	100.00%	229,515,390	100.00%	397.567

* Department of Property Assessment & Taxation Calculates

**2008 County Abstract of Assessment for Real Property, Form 45 Compared with the
2007 Certificate of Taxes Levied (CTL)**

29 Dundy

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	24,454,602	24,321,335	-133,267	-0.54	140,633	-1.12
2. Recreational	127,560	127,560	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	15,615,454	15,895,708	280,254	1.79	*-----	1.79
4. Total Residential (sum lines 1-3)	40,197,616	40,344,603	146,987	0.37	140,633	0.02
5. Commercial	4,411,689	4,682,692	271,003	6.14	268,278	0.06
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	8,340,972	8,602,867	261,895	3.14	554,227	-3.5
8. Minerals	12,420,341	23,641,341	11,221,000	90.34	1,501,230	78.26
9. Total Commercial (sum lines 5-8)	25,173,002	36,926,900	11,753,898	46.69	268,278	39.66
10. Total Non-Agland Real Property	65,370,618	77,271,503	11,900,885	18.21	2,464,368	14.44
11. Irrigated	91,343,558	113,418,531	22,074,973	24.17		
12. Dryland	37,667,405	37,969,222	301,817	0.8		
13. Grassland	77,327,080	77,801,826	474,746	0.61		
14. Wasteland	43,231	325,811	282,580	653.65		
15. Other Agland	0	0	0			
16. Total Agricultural Land	206,381,274	229,515,390	23,134,116	11.21		
17. Total Value of All Real Property (Locally Assessed)	271,751,892	306,786,893	35,035,001	12.89	2,464,368	11.99

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

Dundy County
Plan of Assessment

Prepared by

Joanna Niblack
COUNTY ASSESSOR

June 14, 2007

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 16, 2007

INTRODUCTION

In compliance with Nebraska Laws 2005, [Legislative Bill 263](#), [Section 9](#), and the Nebraska Property Tax Administrator's April 6, 2005 [DIRECTIVE 05-4](#), this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Department of Property Assessment and Taxation.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for tax years 2008, 2009 and 2010, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

Section I

County Assessor's Office: Duties and Responsibilities

All property in the State of Nebraska, unless expressly exempt by the Nebraska constitution or permissively exempt through legislative adoption, is subject to property tax.

Except for those properties expressly exempt by the constitution, the county assessor is charged with the assessment, for property tax purposes, of all property within the county jurisdiction.

Permissively exempt property is subject to qualification through annual applications or affirmations filed in the assessor's office.

The assessment of property includes [discovery](#), [listing \(measurements, components, property details, sketches, photos, etc.\)](#), [classification](#), [valuation](#), [determination of tax situs](#) and, finally, [calculation of property tax upon a certified tax list](#). Each assessment step, from discovery to property tax calculation, requires timely and intensely detailed records, procedures and records of procedures.

The assessor must be respectful of the rights of property ownership and provide all avenues of due process to property owners. While it can delay or encumber the completion of assessment duties, policies mindful of the rights and privileges of ownership are legally, politically and morally prudent.

There are a multitude of administrative and clerical procedures not related to the valuation and calculation of property taxes involved in accomplishing the duties and requirements of the assessor's office. Most procedures are not immediately obvious to the observer and cannot be sufficiently detailed in a conservative report.

Following is a partial list, highlighting procedure subjects, brief process descriptions and, where applicable, actual or estimated counts.

Due to time and space restrictions and the sometimes "drawing-a-blank" state of the assessor, this list is not intended to be inclusive of all activities of the assessor's office.

Duties, Responsibilities and Activities of the Dundy County Assessor

DUTY RESPONSIBILITY PROCEDURE ACTIVITY	PROPERTY CLASS / SUBCLASS OR OTHER DESCRIPTION	NUMBER PARCELS RECORDS INCIDENTS
Assess Real Property - Discover, List, Value MAINTAIN HARD FILE and COMPUTER RECORDS - Annually update values, reasons for change of value - Update or correct property characteristics as needed - Update sketches & photos when changes occur - Note any TERC or CBoE actions affecting value - Update ownerships as deeds or other documents are filed - Update taxing district information when necessary - File hard records in legal description order - Annually proofread hard file against computer records	Residential-Unimproved	156
	Residential-Improved	767
	Commercial-Unimproved	51
	Commercial-Improved	149
	Recreational-Improved	5
	Operating Minerals	104
	Non-Operating Minerals	156
	Home Sites & Improvements	389
	Farm Building Sites	641
	AGRICULTURAL LAND	2,460
	Irrigated Land Acres - 119,522 Dryland Acres - 99,704 Grassland Acres - 353,734 Wasteland Acres - 4,323	
	Assess Personal Property MAINTAIN HARD FILE and COMPUTER RECORDS - Annually update net book items in computer records - Annually mail forms, instructions to property owners - Process additions, deletions, changes as owner reports - Annually proofread hard file against computer records	INCOME-PRODUCING
Agricultural Equipment		303
Commercial Equipment		271
CENTRALLY-ASSESSED VALUED by STATE PA&T		14 Companies
Railroad & Public Service Co's		200 Records
Homestead Exemption Applications & Income Statements - Annually mail forms, instructions to applicants - Assist applicants with forms completion - Process, file forms with Nebraska Department of Revenue	RESIDENTIAL ONLY	125±
Permissive Exemption Applications & Reaffirmations	Religious, Charitable, etc.	30
Intent to Tax Notices	Government-Owned	54
(Monthly) Process Real Estate Transfer Statements - Update Property Ownership - Update Cadastral Map Books & Indexes - Complete Sales File Reports	Real Property	200/ year±
Physical Property Review (New and Altered Properties)	Real Property Sites	50 - 100
Change of Value Notices - by June 1	Real Property	1 - 4,000
Prepare for and Attend TERC Hearings & Appeals	All Taxable Property Value	Unknown
Prepare for and Attend Co. Board of Equalization Hearings	All Taxable Property	1 - 50

Duties, Responsibilities and Activities of the Dundy County Assessor

DUTY RESPONSIBILITY PROCEDURE ACTIVITY	PROPERTY CLASS / SUBCLASS OR OTHER DESCRIPTION	NUMBER PARCELS RECORDS INCIDENTS
Annually Certify Values & Growth to Taxing Subdivisions	All Taxable Property Value	25
Annually Certify Values to County Clerks for Levy-Setting	by Taxing Subdivision	4 Counties
Compute Gross & Net Property Tax for Taxable Property	Real and Personal	4,500±
Prepare & Certify Tax Lists	Real and Personal	2
Prepare any Tax List Corrections Throughout Year	Real and Personal	1 - 10
Sales File Processing CONTINUOUSLY MAINTAINED & ANALYZED - Proof State's Rosters for Accuracy and Updated Values - Verify (some) Sales - Add/Delete/Change/Code Sales with Obsessive Detail	Residential Property Commercial Property Agricultural Property "Other" Property	120 30 120 5 - 10
Sales (Market) Study - Assessment/Sales Ratios by Property Type - Level/Quality Testing & Solutions for Problem Areas	Residential Property Commercial Property Agricultural Property	
Mandatory Reporting Real Property Abstract of Assessment - Includes Survey, Abstract, Value Update (Sales), Maps Certification of Completion of Real Property Assessment Assessment/ Sales Ratio Statistics Personal Property Abstract of Assessment Plan of Assessment Certify Subdivision Values School District Taxable Value Report Trusts Owning Agricultural Land Homestead Exemption Summary Certificate Certificate of Taxes Levied	by March 19 by June 1 by June 6 by June 15 by June 15 by August 20 by August 25 by October 1 by November 30 by December 1	
Taxpayer Assistance On-going Verbal & Printed Information to Taxpayers	All Property Information All Assessment Tools	No Record of Incidents
Public Information - Frequent, Time-Consuming As Requested by Appraisers, Insurance, Sales Reps, etc.	All Property Information	Not Counted
Administrative Functions Budget Office Inventory Procedure Manuals Staff Training Staff Supervision Communications with Vendors & Suppliers Correspondence Continuing Education Public Relations		NO COUNT ESTIMATED

Section II

Statistical Measures: Level and Quality of Assessment

The level and quality of assessment can be statistically measured for any class or subclass of property within any given jurisdiction or geographic boundary. An adequate number of sales which have occurred within a logical time frame is required for reliable statistical measure.

LEVEL OF ASSESSMENT

In a sales study, like-property sales, such as Residential Sales within the city of Benkelman which occurred between July 1, 2004 and June 30, 2006, will each have a **Transaction Ratio**. That ratio is calculated by dividing the assessed value by the (adjusted) selling price.

EXAMPLE: In Sale Number 2006031, the assessed value of the property for tax purposes was \$79,491. The property sold for \$82,000. The **Transaction Ratio** is **96.94**. [79,491 ÷ 82,000 = 0.9694 or 96.94%]

When a class or subclass of property is the issue of the sales study, transaction ratios are calculated for each sale. The sales are arrayed in either ascending or descending order by transaction ratio and the **level of assessment** for that property class is measured by the **Median Ratio**.

The **Median Ratio** is calculated by simply locating the **transaction ratio** which occurs in the arrayed sales midway between the highest and the lowest transaction ratio.

EXAMPLE:	SALE #	ASSESSED	SALE PRICE	TRANS RATIO
	2006031	\$79,491	\$82,000	96.94
	2005113	\$43,285	\$45,000	96.19
	2005147	\$23,020	\$25,000	92.08
	2006015	\$63,488	\$70,000	90.70
	2005121	\$72,539	\$85,000	85.34

In this example, **92.08** is the **Median Ratio**.

NOTE: This is a demonstration only. A higher number of sales would be required to produce reliable statistics.

QUALITY OF ASSESSMENT

Measurement of the **QUALITY of ASSESSMENT** is accomplished through a bevy of complicated calculations. In addition to the **Transaction Ratios** and the **Median Ratios**, calculations must be made to determine **Aggregate Ratio**, **Mean (Average) Ratio** and **Average Deviation from the Mean**, to name some.

The **Coefficient of Dispersion (COD)** and the **Price Related Differential (PRD)** are the most common quality of assessment statistical measurements expressed in Nebraska property tax assessment studies and reports.

The **COD** measures the reliability of the mean. It is computed by dividing the average deviation from the mean by the mean, multiplied by 100 to yield the desired percentage figure. A **COD**, at or less than the acceptable percentage, indicates that the mean is representative of the total array. A higher **COD** requires identification of and a plan to remedy the cause of the non-representative mean.

The **PRD** measures the uniformity of values when studying a property class or subclass. The **PRD** is calculated by dividing the mean ratio by the aggregate ratio, multiplied by 100 to convert the figure to a percentage.

The **Mean Ratio** is the average of the **Transaction Ratios** and the **Aggregate Ratio** is the sum of all assessed values divided by the sum of all selling prices.

A **PRD** of more than 100(%) indicates that higher priced properties may be assessed at lower ratios than low priced properties. A **PRD** of less than 100(%) could mean that lower priced properties are assessed at lower ratios than higher priced properties.

If an adequate number of sales exists, the **PRD** can be used as an indicator of which price range of property classes or subclasses require examination and valuation updates.

AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.

In this section, property classes are presented as a county total. Discussion of market areas for agricultural land or other assessor locations, such as Benkelman, Haigler, Max, Parks and Rural Sites for residential and commercial properties, may be addressed in other sections.

Assessment Statistics for Dundy County

Residential Property - Based Upon Improved & Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	20.83	103.96	95	20.83	103.96
2001	87	96	30.42	112.38	96	30.42	112.38
2002	86	94	27.86	110.52	94	27.86	110.52
2003	69	88	29.08	106.90	96	28.72	107.60
2004	45	95	14.88	100.13	95	14.88	100.13
2005	52	97	18.40	104.88	97	18.40	104.88
2006	64	100	18.40	106.98	99.67	18.40	106.98
2007	51	98	8.74	103.41	98	8.74	103.41
2008							
2009							
2010							
GENERALLY ACCEPTABLE RANGES:					92 - 100	<18	<103

Commercial Property - Based Upon Improved & Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22.43	109.21	97	22.43	109.21
2001	20	100	37.61	109.64	100	37.61	109.64
2002	19	96	35.18	108.21	96	35.18	108.21
2003	15	93	11.62	104.37	93	11.62	104.37
2004	19	100	25.35	115.67	100	25.35	115.67
2005	18	99	20.40	106.00	99	20.40	106.00
2006	19	99	21.77	104.90	99.05	21.77	104.90
2007	11	99	11.25	100.09	99	11.25	100.09
2008							
2009							
2010							
GENERALLY ACCEPTABLE RANGES:					92 - 100	<20	<103

Agricultural Land - Based Upon Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	19.76	101.63	77	19.76	101.63
2001	45	76	17.44	99.58	76	17.44	99.58
2002	45	74	16.74	99.50	74	16.74	99.50
2003	46	75	12.03	99.52	75	12.03	99.52
2004	54	76	16.39	100.30	78	16.55	100.19
2005	50	77	16.19	100.03	77	15.67	99.81
2006	49	75	15.06	105.82	74.52	15.06	105.82
<2007 GENERALLY ACCEPTABLE RANGES:					74 - 80	<20	<103
2007	53	74	14.34	105.48	74	14.34	105.48
2008							
2009							
2010							
2007> GENERALLY ACCEPTABLE RANGES:					69 - 75	<20	<103

Section III

Assessment Plan by Property Class/Subclass

PROPERTY CLASS / SUBCLASS TARGET/ PLAN	2008 EXAMINE	2009 EXAMINE	2010 EXAMINE
RESIDENTIAL - Improved & Unimproved - Residential Structures - Towns, Villages, City - Manufactured Housing	Level/ Quality	Level/ Quality Inspect Market Review Revalue	Level/ Quality
COMMERCIAL - Improved & Unimproved - All Commercial Structures	Level/ Quality Inspect Market Review Revalue	Level/ Quality	Level/ Quality
RECREATIONAL - Improved & Unimproved - Improvements	Level/ Quality	Level/ Quality Inspect Revalue	Level/ Quality
OPERATING MINERALS	UpdateAppraisals Revalue	UpdateAppraisals Revalue	UpdateAppraisals Revalue
Non-Operating Minerals	Lease Review Revalue	Lease Review	Lease Review
Home Sites - Rural & Agricultural	Level/ Quality	Level/ Quality	Inspect Revalue
Agricultural Outbuildings	Cost/ Depr Update		Inspect Revalue
Agricultural Land - Land Use Update - Crop Acre Count	Level/ Quality REVIEW F S A X Market Review	Level/ Quality PHOTOS/ MEASUREMENTS X Market Review	Level/ Quality X Market Review

NOTE: The level of value and quality of assessment statistics will be examined for each property class every year. Those statistics, when analyzed, may change the assessment actions plans.

Section IV

Current Resources

STAFFING

Adequate staffing of the assessor's office is a persistent problem.

For some years, it has not been possible to recruit a capable, willing person to a full-time clerical position. The position requires, in addition to clerical duties, participation in listing and the valuation of real property, as well as some of the more intense office activities.

Currently, one employee serves as office clerk two days per week. She sometimes contributes more than two days, but prefers to limit her employment to the two days per week. She has other interests and is content to perform data entry, record maintenance, clerical and filing duties. She has expressed that she has no interest in enhancing her involvement in property assessment.

A second part-time employee left employment in the assessor's office on March 30, 2007, to pursue a full-time position with the hospital clinic.

A part-to-full-time position is posted on the assessor's web page, but no aggressive recruitment actions will occur until a full-time position is approved on the 2007-2008 budget for the assessor's office.

This situation leaves too many projects for the assessor to personally complete in a timely and competent manner. Some projects are left stagnant due to priorities which must be administered.

It should be stressed here that, in the last few years, adequate personnel funding has been approved by the county board. The problem appears to be a serious lack of capable and willing employee-pool candidates. Most expect a receptionist-type position with no supervision and a salary far-exceeding that of the county assessor.

TRAINING

Typical for part-time employees, there has been in recent years frequent absenteeism, leaving the assessor to often work alone. When working alone, the assessor is preoccupied with clerical and public contact work, precluding attention to the more intense, measurable projects.

Part-time clerical employees and frequent absenteeism make it difficult to provide comprehensive training in multiple tasks. The result is that only the assessor is familiar with many of the requirements and procedures.

As projects are planned, the assessor writes procedures and adds them to the on-going production of the [Assessment Procedures Manual](#). A copy of that manual is kept in a 3-ring binder on each employee's desktop.

Nearly all training of staff is conducted by the assessor, during office hours, in the assessor's office. The training methods include up-close and personal, one-on-one, hands-on, detailed instructions and excruciating supervision.

ASSESSMENT EDUCATION

ASSESSOR

[Joanna Niblack](#) began in-training for the position of county assessor on July 1, 1977. The county board appointed her to that position on October 17, 1977 and she has held the position through subsequent elections since that date.

Joanna has held a Nebraska County Assessor's Certificate since September, 1977 and has attended numerous assessment, appraisal and administrative courses.

Joanna exceeded her required hours of continuing education for the four-year period ending December 31, 2006. She has begun continuing education hours for the current four-year period ending December 31, 2010. Continuing education credit hours are necessary to renew an assessor's certificate.

OFFICE CLERK I

[Julie L. Jessee](#) was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995. She currently serves that position two days per week.

Julie has attended one 8-hour course, "Valuation of Agricultural Land". She has attended two TerraScan training seminars and is willing to attend other assessment or computer courses.

OFFICE CLERK II / PROPERTY REVIEWER

POSITION OPEN/POSTED ON ASSESSOR'S WEB PAGE

CADASTRAL MAPS

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

Since that time, extensive center pivot irrigation development has drastically changed the aerial view of Dundy County, a large portion of state highway has been moved, changed or abandoned, much of the City of Benkelman has been re-platted and many street and avenue names have been changed.

The map pages have been marked over and over for ownership boundaries, parcel numbers and surveys. They have become ragged, torn and very fragile.

The Cadastral Map Book Index is stored on computer diskettes, three per map book, and on one CD for all three books. The diskettes, the CD and a printed index for all three map books are updated each time real estate transfer statements are processed. The printed index is maintained by printing and replacing those pages with changes when the diskettes and CD are updated. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number.

In summary, the Cadastral Map pages for Dundy County should be updated and replaced, but the Cadastral Index is efficient and comprehensive.

Electronic Cadastral Mapping is an available, but costly, technology and is being implemented in many Nebraska counties.

PROPERTY RECORD CARDS

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2007 displaying:
 - Deed book and pages
 - Owner names (as they appear on the deed)
 - Legal description
 - Parcel I.D. number
 - Map number
 - Taxing District
 - School District
 - Classification Codes
 - Neighborhood
 - Property Type
 - Cadastral Map number
 - Lot Dimensions
 - Land Area/Acres
 - Four Years' Value - Land, Improvements, Outbuildings, Total
 - Reason for Value Change

- Photograph of primary structure – most recent
- Current sketch with dimensions and labels
- Active correspondence (if any)

Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The face sheets recorded on CD's are one CD for each town and one for each range in rural descriptions. The CD files will be stored as permanent records at the end of each four-year period displayed on the face sheets.

The first permanent CD file, recording tax years 2003 – 2006, were finalized in November, 2006, at the time tax lists were generated. A new CD file has been implemented, with tax year 2007 completed. The current CD file is intended for tax years 2007 – 2010.

Terra Scan CAMA Files

Dundy County subscribes to Terra Scan, a Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

Morgue Files

Historic property record cards, 1978 – 1998, are stored by legal description in vault and outer-office file cabinets. Those files contain the property record face sheets, field sheets and any other papers identifiable with the parcel description.

Many of the “morgue” records were B.C. (before computers), but were mostly typewritten, are legible and in good condition.

Due to the whim of an over zealous, or possibly uninformed, county official who took advantage of the assessor’s absence during assessor’s school in 1979, no property record cards dated prior to 1978 exist.

The property records were stored in a lower-level vault shared by the county assessor and the county clerk. The clerk decided to do some “fall house cleaning” and had more than one truckload of “old” records hauled to the county dumpsite. The “old” property records were in one of those trucks.

The county assessor no longer shares a vault with other officials.

Web-Based Property Information

Although web-based property information access remains on the hoped-for list, Dundy County does not, at this time, offer that service.

Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. This feat is accomplished by a “screen print” from the TerraScan record, pasted into a Word-based format of the assessor’s design for electronic mailing. The process is a little time-consuming, but it does save paper and, unlike reading information over the telephone, is rarely misunderstood. The most common e-mail requests include building sketches and construction information.

Lengthy information will be e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost pre-determined by the assessor. Pre-payment is required for all large volume requests, including printed materials, diskettes, CD’s or electronic transfer. The costs are determined by a set-up fee, the clerical time involved, paper use, diskette or CD costs and postage and handling, when applicable.

The assessor’s office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report design.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

BUDGET SUMMARY

Dundy County Assessor

EXPENDITURE DESCRIPTION	BUDGETED 2002-2003	BUDGETED 2003-2004	BUDGETED 2004-2005	BUDGETED 2005-2006	BUDGETED 2006-2007	BUDGETED 2007-2008
Official's Salary	28,875	30,500	31,500	32,500	33,500	34,500
Staff Salary	23,300	22,500	23,296	23,675	25,000	29,000
Postage	1,500	1,500	1,500	1,500	1,000	1,800
Telephone-FAX	1,500	2,000	2,000	1,800	1,500	1,500
Equipment Repair	500	1,000	500	500	1,000	1,000
Lodging	500	500	500	500	500	500
Mileage	1,500	1,500	1,500	1,500	1,500	2,000
Dues, Registration	500	500	500	250	250	250
Minerals Contract	2,100	2,100	2,700	2,700	3,000	3,500
PTAS/CAMA System	4,500	4,500	5,500	5,500	7,500	7,500
System Upgrade				5,080	-	1,500
Continuing Education	1,000	675	1,000	350	500	500
Office Supplies	4,500	4,500	4,500	3,500	2,500	3,500
Office Equipment	1,000		1,500	1,000	1,000	1,000
Official's Bond	500				150	
Reappraisal		72,000				
TOTAL BUDGETED	71,775	143,775	76,496	80,355	78,900	88,050
TOTAL EXPENDED	61,801	141,932	64,730	71,193	75,077	
FORFEIT TO GENERAL FUND	9,974	1,843	11,766	9,162	3,823	

Transmittal of 3-Year Plan

The Dundy County Assessor's 2007 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 16, 2007.

One copy was handed to each of the three board members and one copy was handed to the county clerk, for the record.

The Plan was electronically transmitted to the Property Tax Administrator on Friday, October 19, 2007, addressed to:

Gina.marsters@pat.ne.gov

Copies will be printed from the file upon request at any time.

Signed this 19th day of October, 2007.



A handwritten signature in cursive script, reading "Joanna Niblack", is written over a horizontal line. The signature is positioned to the left of a faint red circular stamp.

Joanna Niblack
DUNDY COUNTY ASSESSOR

2008 Assessment Survey for Dundy County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$88,050
7.	Part of the budget that is dedicated to the computer system:
	\$9,000
8.	Adopted budget, or granted budget if different from above:
	N/A
9.	Amount of the total budget set aside for appraisal work:
	\$3,500
10.	Amount of the total budget set aside for education/workshops:
	\$750
11.	Appraisal/Reappraisal budget, if not part of the total budget:
	N/A
12.	Other miscellaneous funds:
	None

13.	Total budget:
	\$88,050
a.	Was any of last year's budget not used:
	\$3,823

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor & Staff
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Benkelman

4.	When was zoning implemented?
	Initiated- 2000 Implemented- 2007

D. Contracted Services

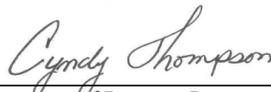
1.	Appraisal Services:
	Pritchard & Abbott- Operating Minerals TerraScan- CAMA & Administrative Software
2.	Other services:
	A lot of evening and weekend hours donated by the assessor.

Certification

This is to certify that the 2008 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Dundy County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5616.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts